

**FOR LEASE
OR SALE**

1490 Garden of the Gods Road
Colorado Springs, Colorado

10,000 RSF Available



Lease Rate: \$11.00/SF NNN
Sale Price: \$4,200,000.00

- Located in the heart of the Colorado Springs tech corridor
- Monument signage on Garden of the Gods Road
- Additional land available for development
- Executive offices, large conference rooms, classroom
- Close proximity to I-25, Garden of the Gods Business Park and a wide variety of dining and shopping
- Parking 5:1000 SF

For more information and inspection please contact:

GARY HOLLENBECK
Principal
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**Palmer
McAllister**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

104 South Cascade Ave, Suite 210, Colorado Springs, CO 80903, 719-630-2222

1490 Garden of the Gods Road Colorado Springs, Colorado

▶ Building Information Building Information Building Info

Address: 1490 Garden of the Gods Rd
Space Available: 5,000 – 32,000 SF
Lease Rate: \$11.00/ SF NNN
Land Area: 123,275 SF
Parking: 5:1,000/SF
Zoning: PIP1

City/Country: Colorado Springs/El Paso
Building Size: 32,000 SF
Sale Price: \$4,200,000.00
Loading: N/A
Ceiling Height: 9'
Security: N/A

Demographics:	1 Mile	3 Miles	5 Miles
Average Household Income	\$80,528	\$75,700	\$66,638
Average Travel Time (work)	21 minutes	21 minutes	22 minutes
Total Businesses	395	2,819	10,105

Traffic Counts
 Garden of the Gods Rd & Centennial: 46,666



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