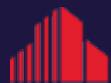


# Sum PLAZA

104 SOUTH CASCADE AVENUE  
COLORADO SPRINGS, CO 80903



**OFFICE FOR LEASE**



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# Sum PLAZA

**BUILDING SIZE**

59,000 RSF

**AVAILABLE SPACE**

<b>Suite 110A</b>	Warehouse/Flex	<b>6,100 RSF</b>
<b>Suite 110</b>	Office	<u><b>7,291 RSF</b></u>
		<i>contiguous 13,391 RSF</i>
<b>Suite 201A</b>	Office	<b>3,178 RSF</b>
<b>Suite 210A</b>	Office	<b>1,809 RSF</b>

**LEASE RATE**

Office: \$16.00 per RSF NNN  
Warehouse/Flex: \$12.00 per RSF NNN

**EXPENSES**

\$11.40 per RSF (2026 estimate)

**TENANT IMPROVEMENTS**

Negotiable

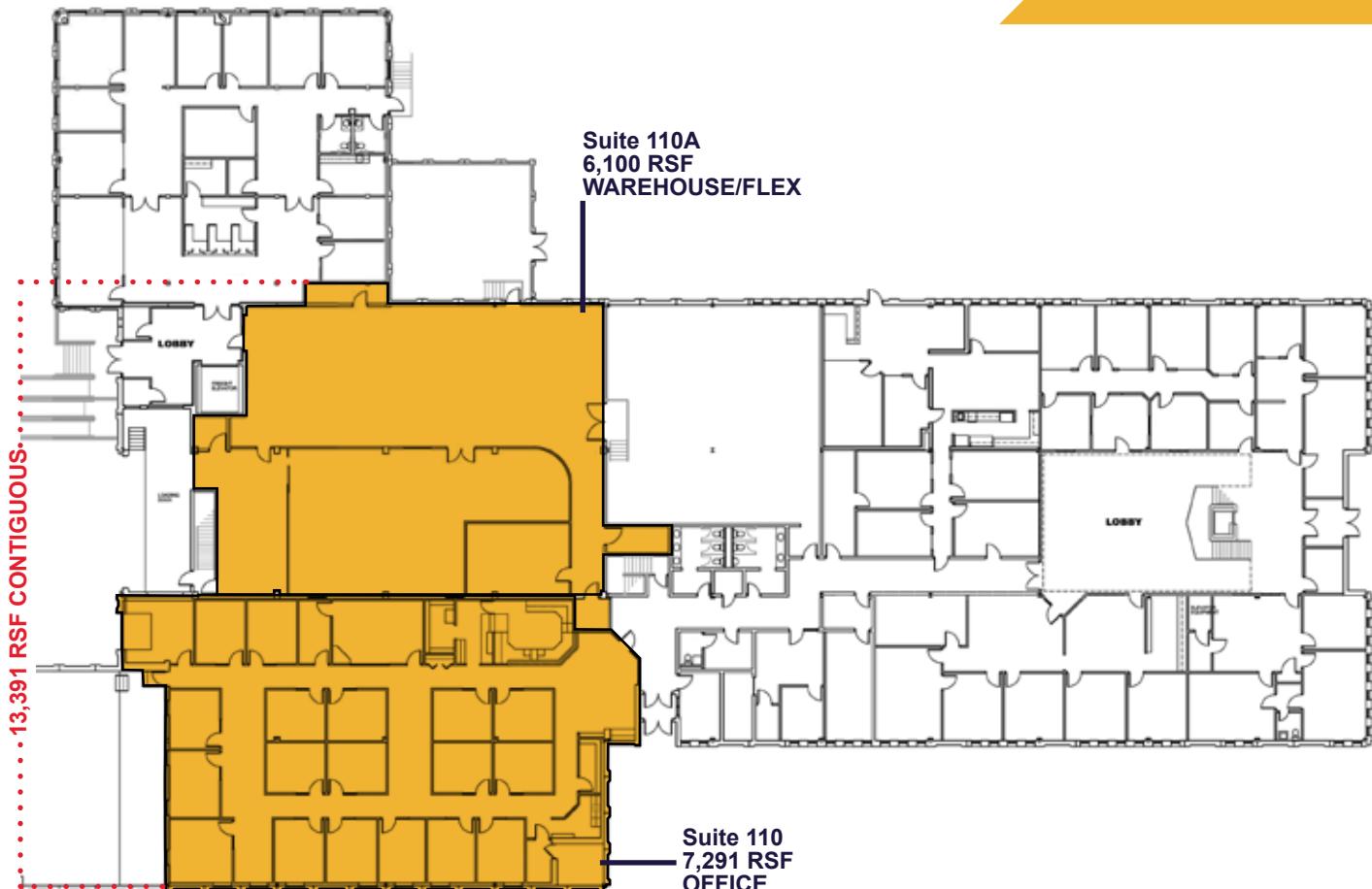
**PARKING**

5 spaces per 1,000 RSF • \$75.00 per stall per month

**NUMBER OF STORIES**

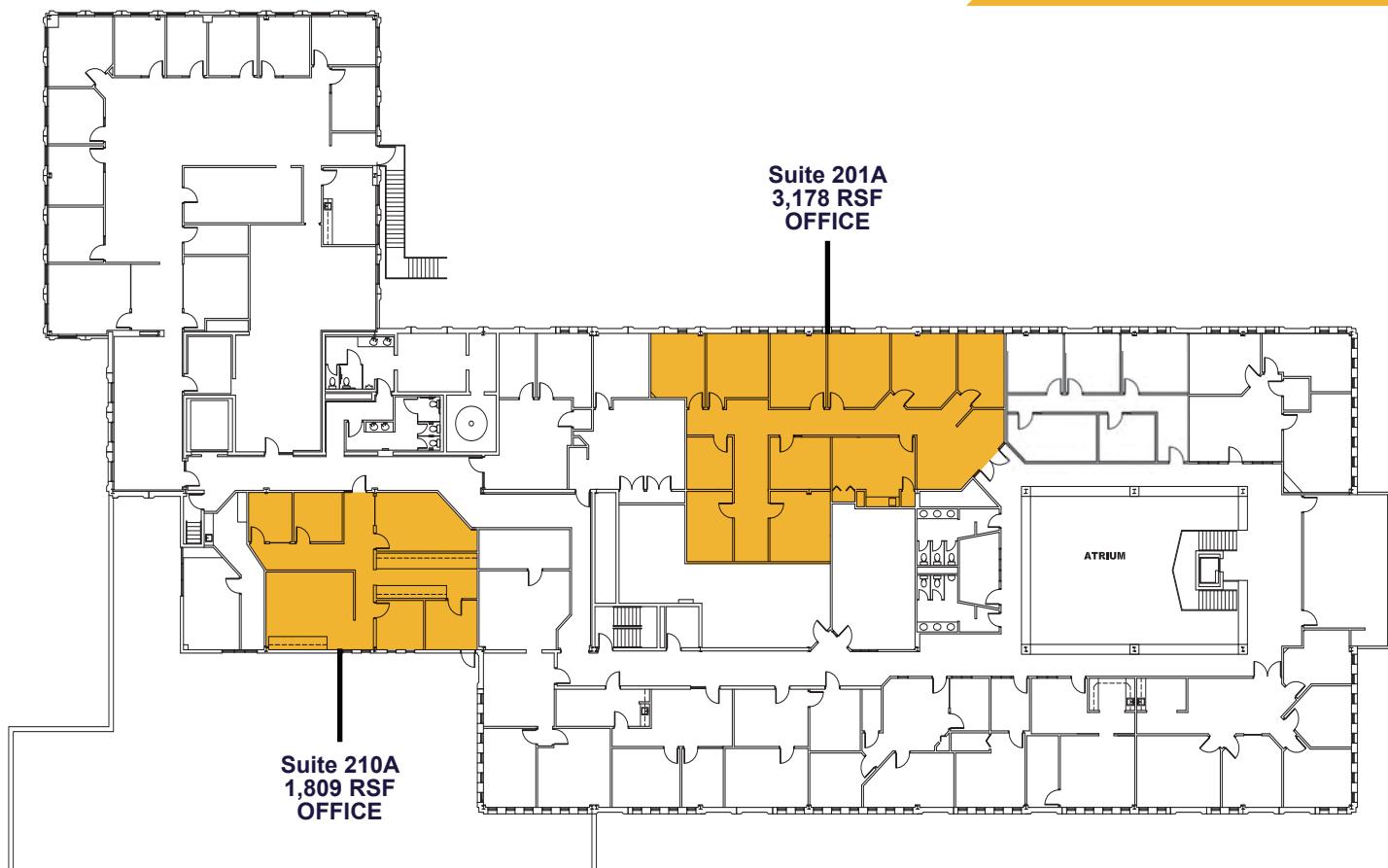
2

**1st Floor**



- Building conference room
- Men's locker and shower
- High parking ratio
- Free visitor parking
- On-site property management
- Central Business District

## 2nd Floor



Eat, Play



## Eat

1. The Famous Coffee & Tea Zone
2. The Rabbit Hole Bonnie and Read Bento Heaven
3. Fratelli Ristorante Italiano King's Chef Diner
4. Story Coffee
5. The Skirted Heifer Jose Muldoon's
6. Pita Pit Azada Mexican Grill
7. Taste of Jerusalem Bingo Burger Solar Roast Coffee
8. Whiskey Dick's T-Byrds Tacos & Tequila
9. The Melting Pot Yoo Mae
10. Einstein's Bagels
11. Phantom Canyon Brewing Company
12. Fujiyama Jimmy John's East Coast Deli Marco's Pizza Urban Egg Saigon Cafe
13. Red Gravy Jack Quinn's Il Vicino Chipotle
14. The Mining Exchange La Baguette
15. Duca's Neopolitan Pizza
16. MacKenzie's Chop House

## Play

1. America the Beautiful Park
2. U.S. Olympic Museum
3. Pikes Peak Center for the Performing Arts
4. Colorado Springs Pioneer Museum/Alamo Square
5. U.S. Olympic Committee Headquarters
6. Kimball's Peak Theater
7. Acacia Park/Uncle Wilber Fountain
8. CityROCK Climbing Center
9. Colorado Springs City Auditorium
10. Cottonwood Center for the Arts



PikeRide Stations



Colorado Springs  
Commercial

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Director  
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