

Sun PLAZA

104 SOUTH CASCADE AVENUE
COLORADO SPRINGS, CO 80903



OFFICE FOR LEASE



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

Sun PLAZA

PROFESSIONAL TENANT MIX:

Five Star Bank

Unified Title

GE Johnson Construction Co.

Churchill Mortgage

Wells Fargo - Backstrom Wealth Mgmt

HomeVantage Mortgage

Drexel, Barrell, & Company

BUILDING SIZE

59,000 RSF

AVAILABLE SPACE

Suite 110A
Suite 110

Warehouse/Flex
Office

6,100 RSF

7,291 RSF

contiguous **13,391 RSF**

Suite 201A
Suite 210A

Office
Office

3,178 RSF

1,809 RSF

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

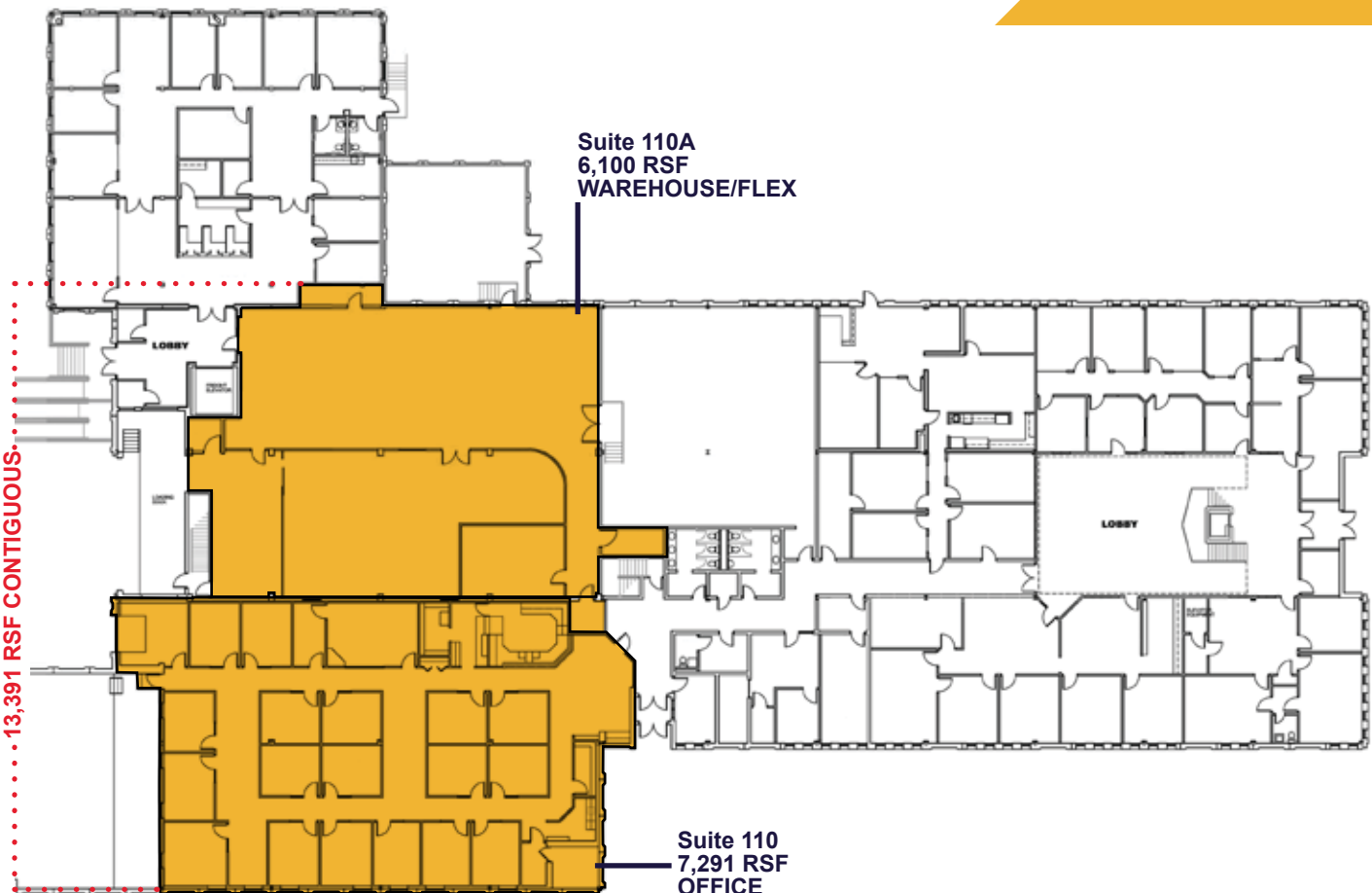
PARKING

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

NUMBER OF STORIES

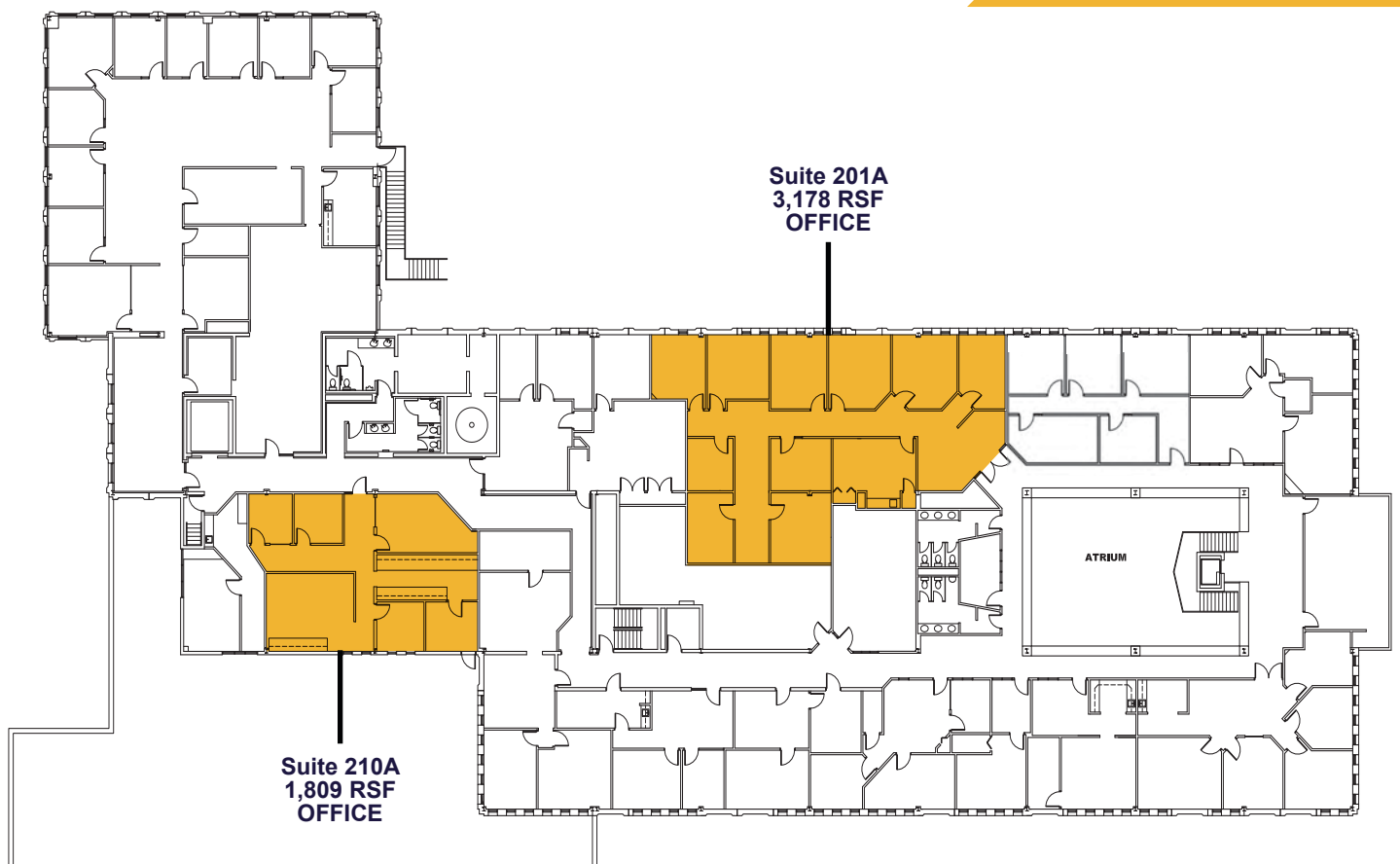
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1st Floor



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

2nd Floor





Eat

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

Play

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



PikeRide Stations



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