



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



**Office For Lease
Medical Office For Lease**

1259 LAKE PLAZA

COLORADO SPRINGS, CO 80906

1259 LAKE PLAZA



BUILDING SIZE: 41,947 SF

AVAILABLE SPACE:

1st Floor: 20,639 RSF (divisible)

Suite 230: 2,756 RSF

Suite 270: 2,309 RSF

POTENTIAL DEMISING:

1st Floor - A: 10,160 RSF

1st Floor - B: 6,258 RSF

1st Floor - C: 4,221 RSF

LEASE RATE:

Contact Broker

EXPENSES:

\$10.13/RSF (2026 estimate)

PARKING:

123 marked stalls



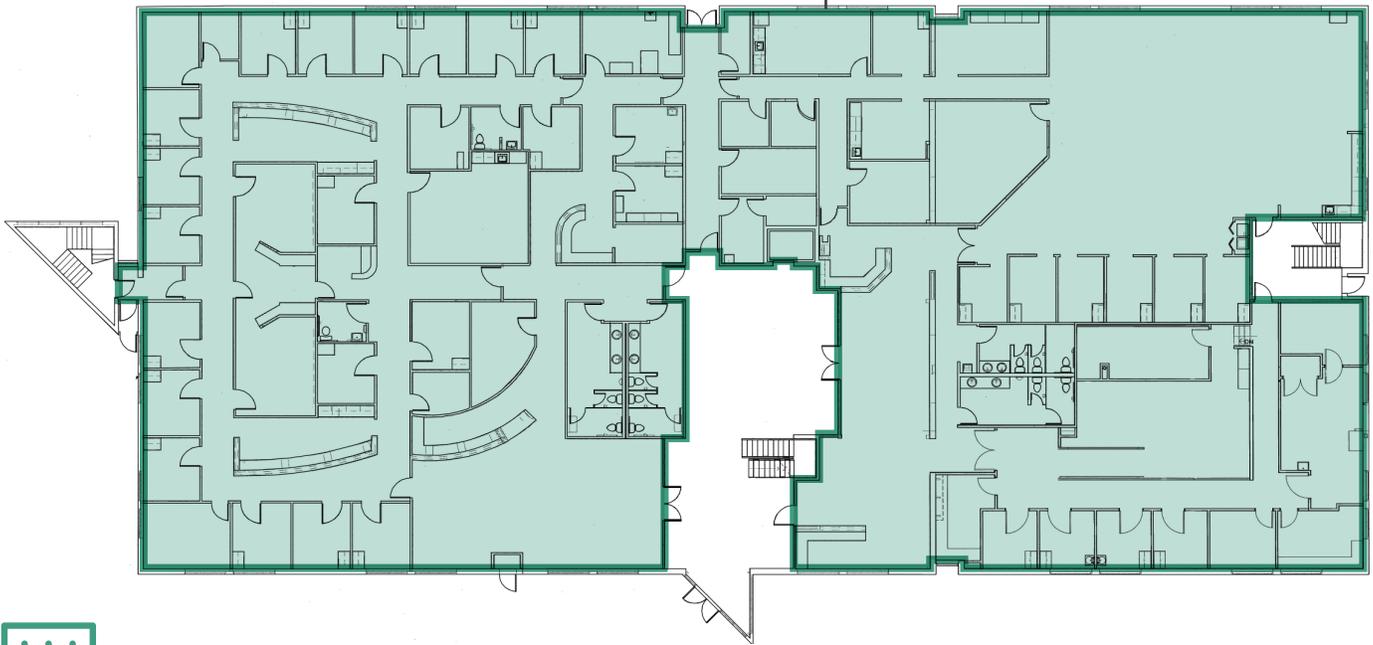
WATCH OUR VIDEO

1259 Lake Plaza Drive is the premier medical, office-building complex in South Colorado Springs. Home to one of Colorado's largest orthopedic groups, 1259 Lake Plaza Drive is conveniently located just off I-25 and Lake Avenue. The building has undergone major renovations, converting the building into a modern, sleek, and professional office complex with Class-A finishes. 1259 Lake Plaza Drive is located in a great zip code with close proximity to the Broadmoor, Ft. Carson, World Arena and other restaurants and shops.

1259 LAKE PLAZA

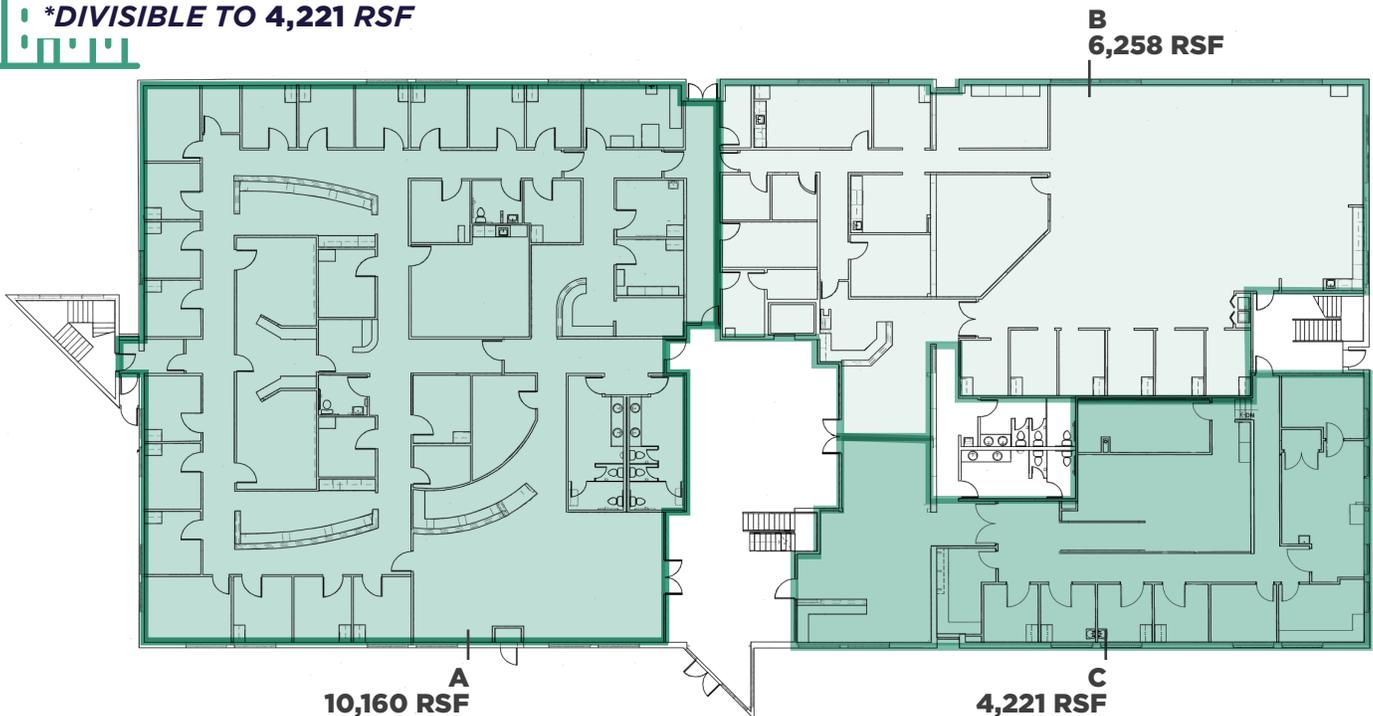
1ST FLOOR

FULL FLOOR AVAILABLE
Former Orthopedic Center
10,000 - 20,639 RSF



1ST FLOOR POTENTIAL DEMISING PLAN

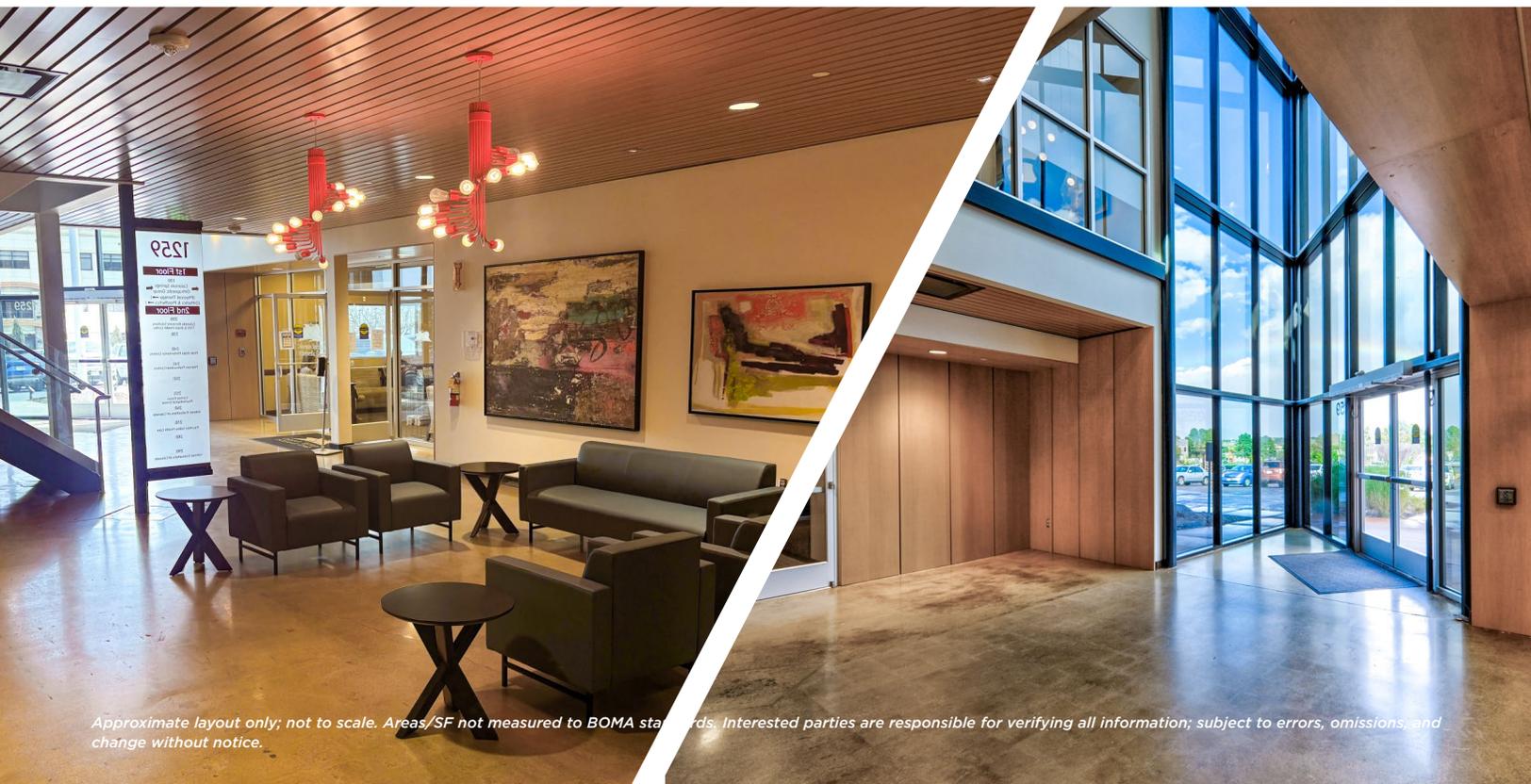
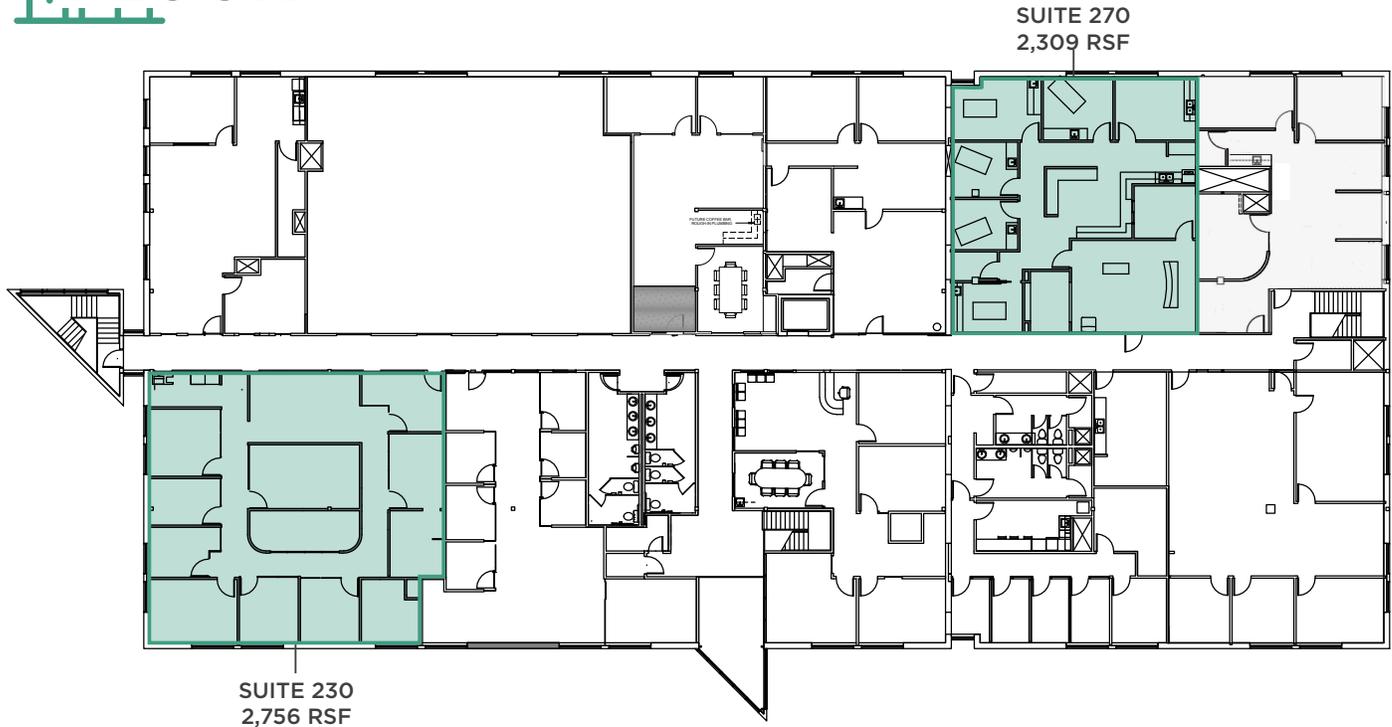
***DIVISIBLE TO 4,221 RSF**



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

1259 LAKE PLAZA

2ND FLOOR



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1259 LAKE PLAZA



AMENITIES MAP

HOTELS

1. The Broadmoor
2. Courtyard by Marriott
3. Home2 Suites by Hilton
4. DoubleTree by Hilton
5. Fairfield Inn & Suites by Marriott
Residence Inn by Marriott
6. La Quinta Inn & Suites by Wyndham
7. Hampton Inn & Suites
8. Quality Inn

RESTAURANTS

1. Chili's
Starbuck's
Fazoli's
Arby's
Olde World Bagel & Deli
2. Old Chicago
3. Carrabba's Italian Grill
Outback Steakhouse
Buffalo Wild Wings
4. Culver's
5. Romano's Macaroni Grill
Aspen American Bar & Grill
6. Noodles & Company
Panera
Kung Fu Tea
Wing Stop
QDOBA
Panda Express
Chipotle
On The Border
Red Robin
IHOP
7. Hatch Cover
Marigold Bistro
PizzAmore
Miguel's Mexican Bar & Grill
8. The Public House

RETAIL/ENTERTAINMENT

1. Target
Office Depot
Ent Credit Union
Legacy Bank
Petco
The UPS Store
2. Cinemark Tinseltown
3. The Broadmoor World Arena
4. 24 Hour Fitness
Tan Your Hide
Hobby Lobby
Xfinity
GameStop
The Vitamin Shoppe
TMobile
Magnum Shooting Center
Big R
Verizon
Supercuts
Michaels
Ross
PetSmart
Ulta
Old Navy
Famous Footwear
The Home Depot
5. VASA Fitness
6. The Broadmoor Golf Club



Colorado Springs Orthopaedic Group



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