



**PLAZA
SOUTH
TOWER**

CONDOMINIUM PURCHASE OPPORTUNITY

NEWMARK

A faint, light gray architectural wireframe of a tall skyscraper, viewed from a low angle looking up. The drawing shows the structural grid and window placements of the building.

PLAZA SOUTH TOWER

2ND & 6TH FLOOR



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OPPORTUNITY



Available Condos: Unit 2-A \$2,500,000, Unit 6-B \$3,200,000

Plaza of the Rockies – South Tower, downtown’s newest and most prominent Class A office building, offers a premier tenant experience with Class A interior finishes, a multi-story lobby with distinctive architectural and water features, on-site concierge, a state-of-the-art workout facility with shower and locker rooms, and a quality campus environment in the Colorado Springs CBD. Now, units 2-A and 6-B 121 South Tejon Street – 10,967 & 13,267 square feet, respectively – are available for purchase, a unique opportunity offered to the public for the first time.

Office condo opportunities are rare, and partial floor condo in one of the premier office buildings in downtown Colorado Springs is even more exceptional. The LEED Silver Certified Plaza of the Rockies also provides reserved on-site covered parking stalls, professional on-campus property management provided by Nor’wood Development and a stable Owners Association and ownership group.

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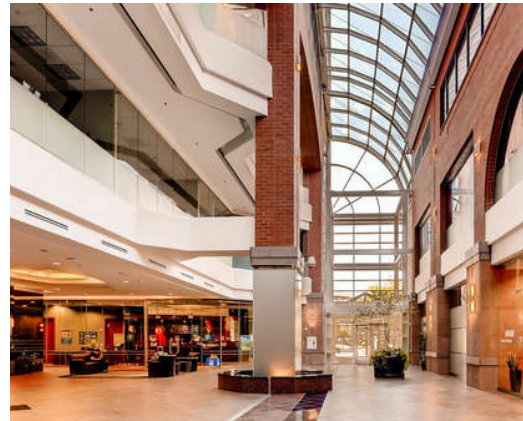
2ND & 6TH FLOOR



ON-SITE AMENITIES

210 S. TEJON

TRAVELERS GROUP



ON-SITE AMENITIES:

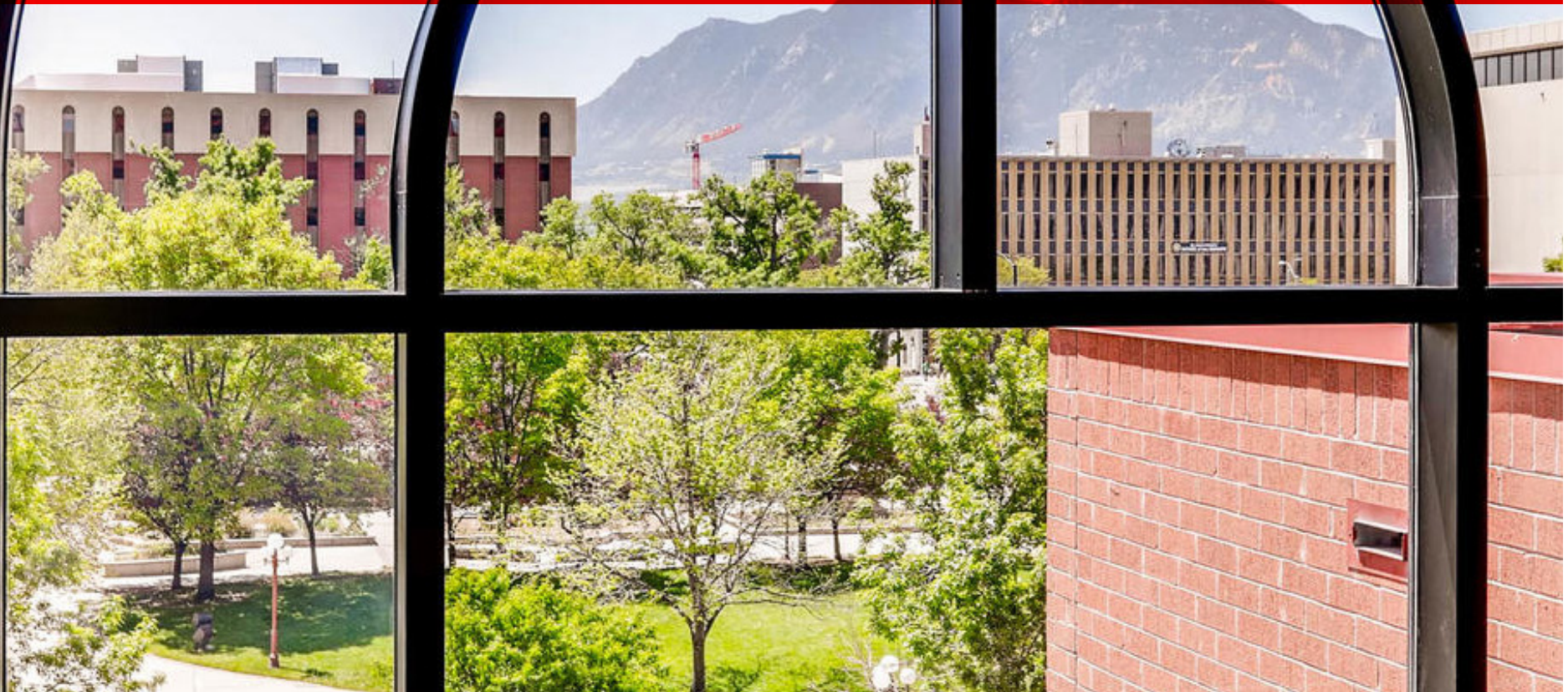
- Three-story open atrium with barrel vaulted skylight
- Vibrant Class A common areas with water features and seasonally curated art displays
- Full-service café & deli
- On-site property management & concierge services
- State of the art work out facility, with men's and women's showers/locker rooms



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LOCATION



Aerial // LOCATION

NEARBY ATTRACTIONS

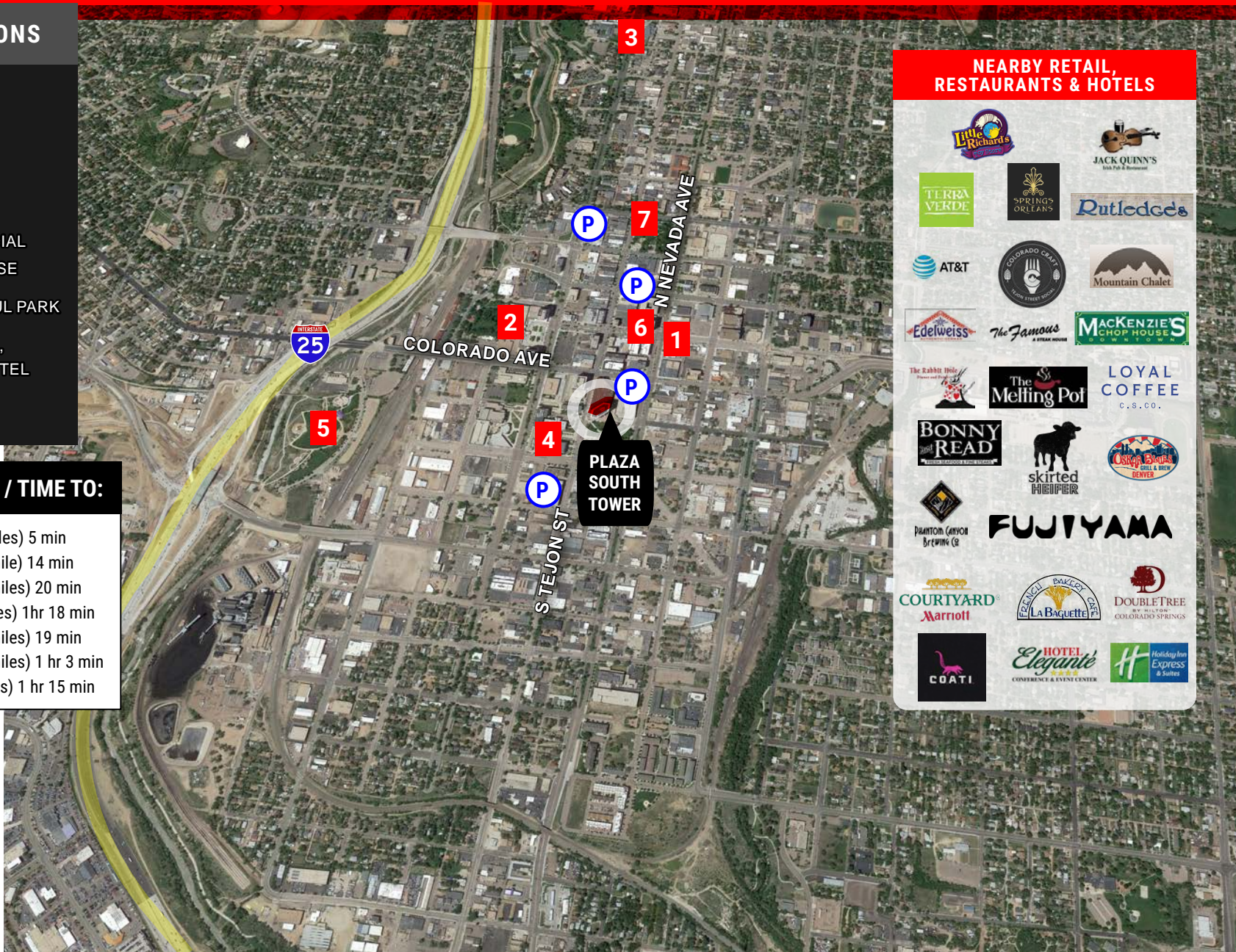
- 1** US POST OFFICE
- 2** ANTLERS HOTEL
- 3** COLORADO COLLEGE
- 4** EL PASO COUNTY JUDICIAL BUILDING – COURTHOUSE
- 5** AMERICA THE BEAUTIFUL PARK
- 6** THE MINING EXCHANGE, A WYDNHAM GRAND HOTEL
- 7** ACACIA PARK

DISTANCE TO (IN MILES) / TIME TO:

I-25.....	(0.8 miles) 5 min
Interquest Parkway.....	(12.9 mile) 14 min
Monument	(21.4 miles) 20 min
DIA	(85 miles) 1hr 18 min
Colorado Springs Airport ..	(12.4 miles) 19 min
Denver Tech Center	(58.7 miles) 1 hr 3 min
Downtown Denver	(74 miles) 1 hr 15 min

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NEARBY RETAIL, RESTAURANTS & HOTELS



SPECIFICATIONS



UNIT 2-A SPECIFICATIONS:

ADDRESS: 121 South Tejon Street, Unit 2-A, Colorado Springs, CO 80903-2216

TOTAL BUILDING SF: 280,572

TOTAL # OF FLOORS
IN BUILDING: 13

UNIT 2-A
CONDOMINIUM
SQUARE FEET: 10,967 (Per El Paso County Assessor)

SCHEDULE NUMBER: 6418301027

LEGAL DESCRIPTION: CONDOMINIUM UNIT 2-A PLAZA TOWN CONDOMINIUMS, IN ACCORDANCE WITH THE
CONDOMINIUM DECLARATION RECORDED 4/26/01 REC #201053243, AND THE CONDOMINIUM
PLAT RECORDED 3/18/02 REC #202042896 OF THE EL PASO COUNTY RECORDS

COMMON AREA
FACTOR: 1.21

YEAR BUILT 2001

WINDOWS: Fixed, metal frame, tinted thermopane windows

FLOOR PLATES: Concrete

LIVE FLOOR LOAD: 20/50/100 lbs./sf

CEILING HEIGHT: Typical ceiling – 9' finished
Slab-to-Slab - 13'

PARKING: 1 On-Site, Covered, Reserved parking stall per 1,100 sf

UNIT 6-B SPECIFICATIONS:

ADDRESS: 121 South Tejon Street, Unit 6-B, Colorado Springs, CO 80903-2216

TOTAL BUILDING SF: 280,572

TOTAL # OF FLOORS
IN BUILDING: 13

UNIT 6-B
CONDOMINIUM
SQUARE FEET: 13,267 (Per El Paso County Assessor)

SCHEDULE NUMBER: 6418301040

LEGAL DESCRIPTION: CONDOMINIUM UNIT 6-B PLAZA 2 TOWN CONDOMINIUMS, IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED 2/05/03, REC #203032588, AS AMENDED BY THE AMENDMENT RECORDED 2/5/03, REC #203026590 OF THE EL PASO COUNTY RECORDS

COMMON AREA
FACTOR: 1.21

YEAR BUILT 2001

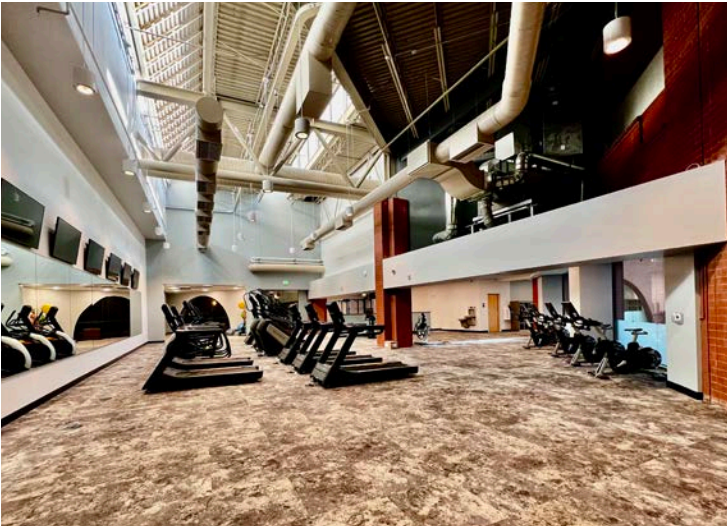
WINDOWS: Fixed, metal frame, tinted thermopane windows

FLOOR PLATES: Concrete

LIVE FLOOR LOAD: 20/50/100 lbs./sf

CEILING HEIGHT: Typical ceiling – 9' finished
Slab-to-Slab - 13'

PARKING: 1 On-Site, Covered, Reserved parking stall per 1,100 sf



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SPECIFICATIONS (Cont.):

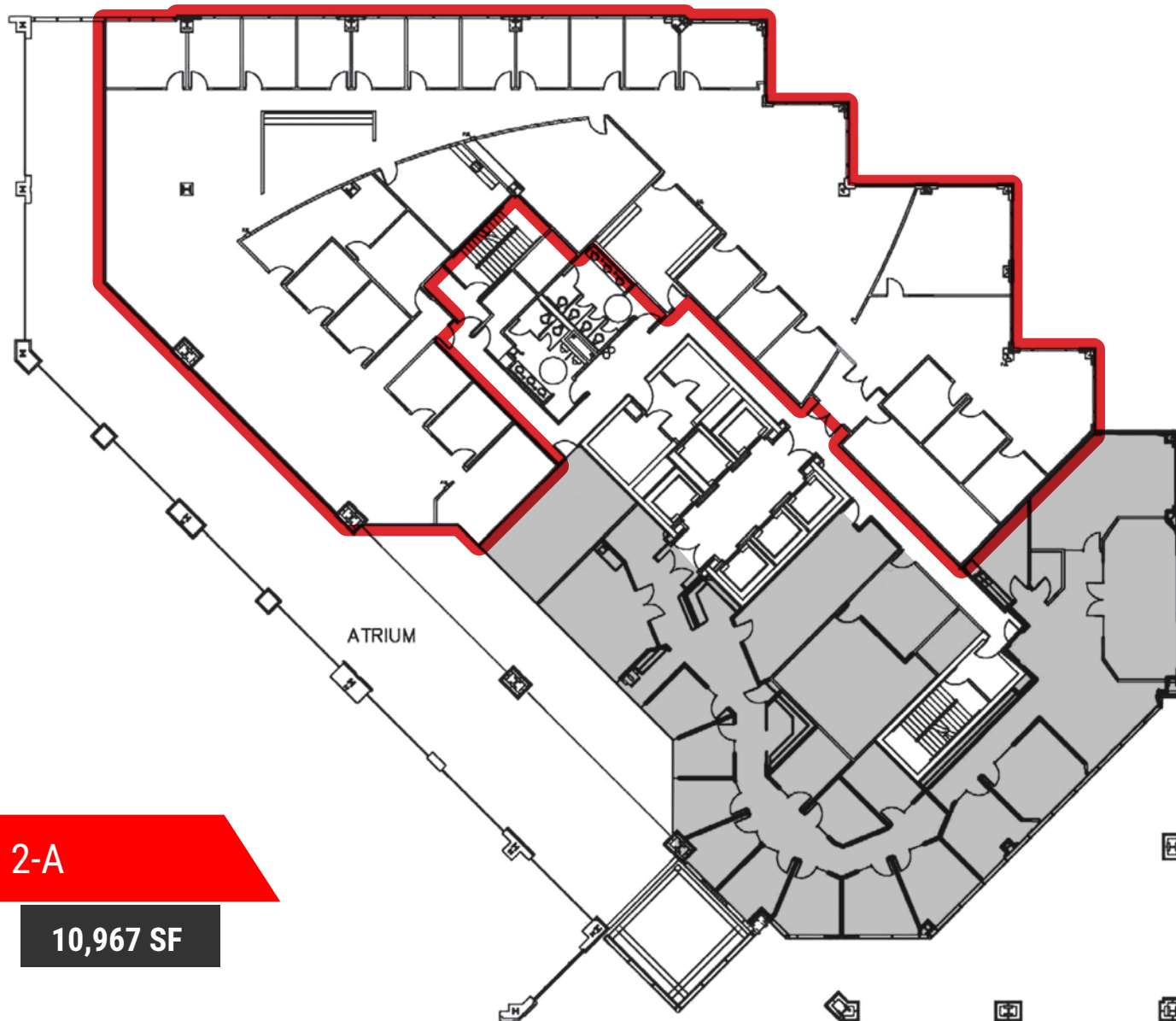
VERTICAL TRANSPORTATION:	Five - 3,000 pound Thyssenkrupp high-speed traction passenger elevators One - 4,000 pound Thyssenkrupp high-speed traction freight elevator
ELECTRIC:	500 total amps with 150 amps of clean service
ENERGY MANAGEMENT SYSTEM:	Metasys Building Automation System
TELECOM & FIBER PROVIDERS:	CenturyLink and Comcast
SECURITY:	Card access system for all primary entrances with exterior and interior cameras through the building & 24/7 security guard for the building
HVAC:	Packaged chillers with three supply and two exhaust fans. Distribution via 14 variable-air-volume and 16 fan-power-boxes units (1:693 SF).
TEMPERATURE CONTROL METHOD:	Digital control of VAV boxes with digital control of packaged chillers by an energy management system
ZONES PER FLOOR:	Pinch down boxes (cooling only) - fourteen units Fan power boxes (heating & cooling) - sixteen units
FIRE SYSTEM:	Notifier - addressable fire system (Updated in 2015)
BUILDING ACCESS:	24/7/365



FLOOR PLANS

**PLAZA
SOUTH
TOWER**





Unit 2-A

10,967 SF





Unit 6-B

13,267 SF



CONTACTS:

PLAZA SOUTH TOWER

2ND & 6TH FLOOR

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