

THE PRESIDIO

1155 Kelly Johnson Boulevard, Colorado Springs, CO



ALTURAS
CAPITAL PARTNERS

OFFICE FOR LEASE



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



THE PRESIDIO

1155 Kelly Johnson Boulevard, Colorado Springs, CO

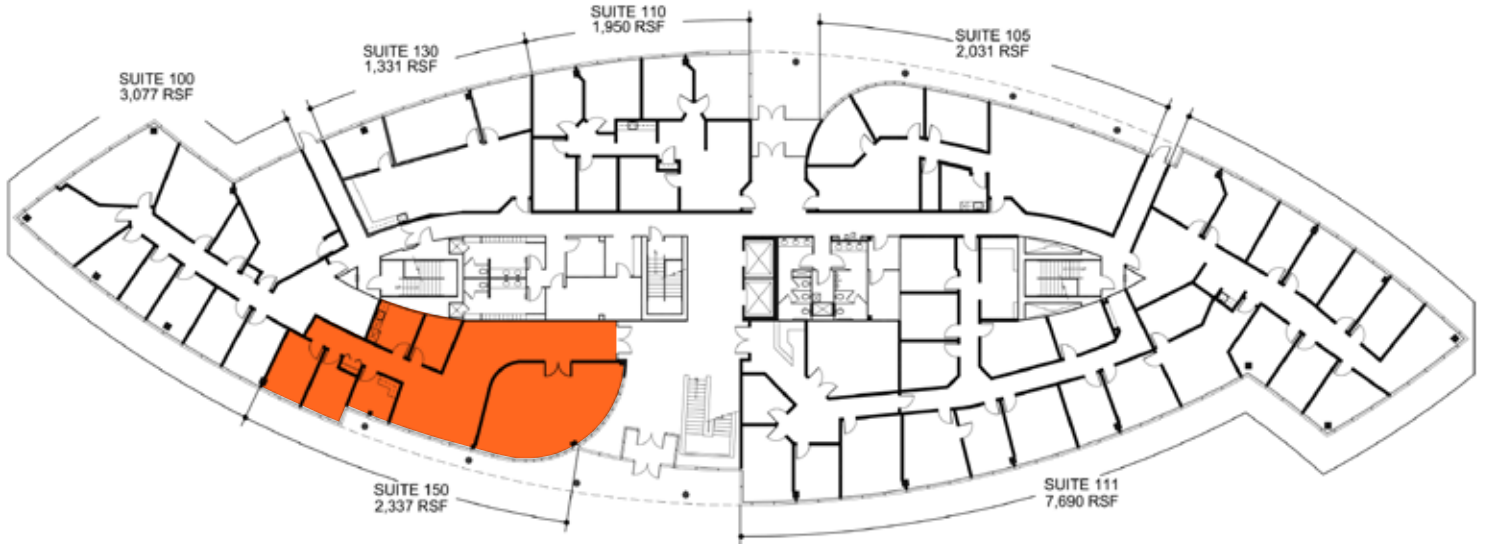
The Presidio is a four-story, Class A office building with exceptional interstate visibility and access, and offers amazing views of the city. This iconic building is surrounded by prime retail amenities such as Chapel Hills Mall, The Promenade at Briargate, Whole Foods and numerous restaurants.

BUILDING SIZE:	80,801 RSF
AVAILABLE SPACE:	Suite 150: 2,337 RSF Suite 212: 2,941 RSF Suite 420: 1,314 RSF
LEASE RATE:	From \$18.50 per RSF NNN
EXPENSES:	\$10.68 per RSF (2023 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	3 spaces per 1,000 RSF
NUMBER OF STORIES:	4

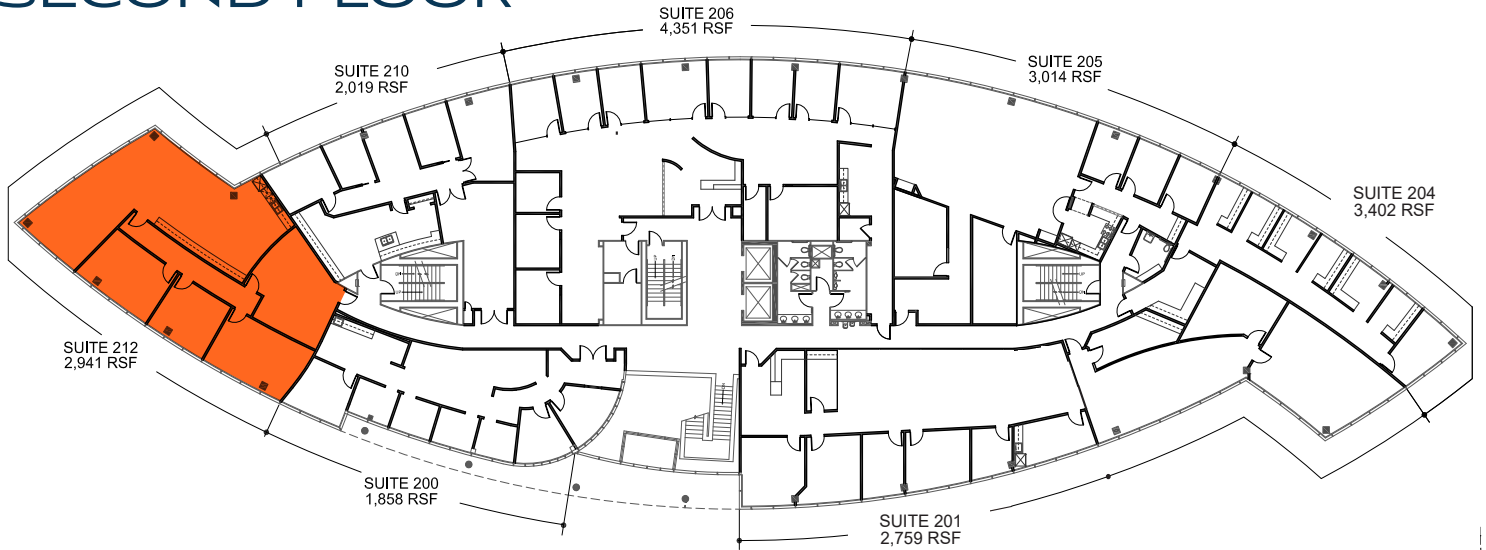
- 3 minutes to I-25
- 12 minutes to Downtown Colorado Springs
- 12 minutes to U.S. Air Force Academy
- 22 minutes to Peterson AFB
- 25 minutes to Colorado Springs Airport
- 1 hour to Denver



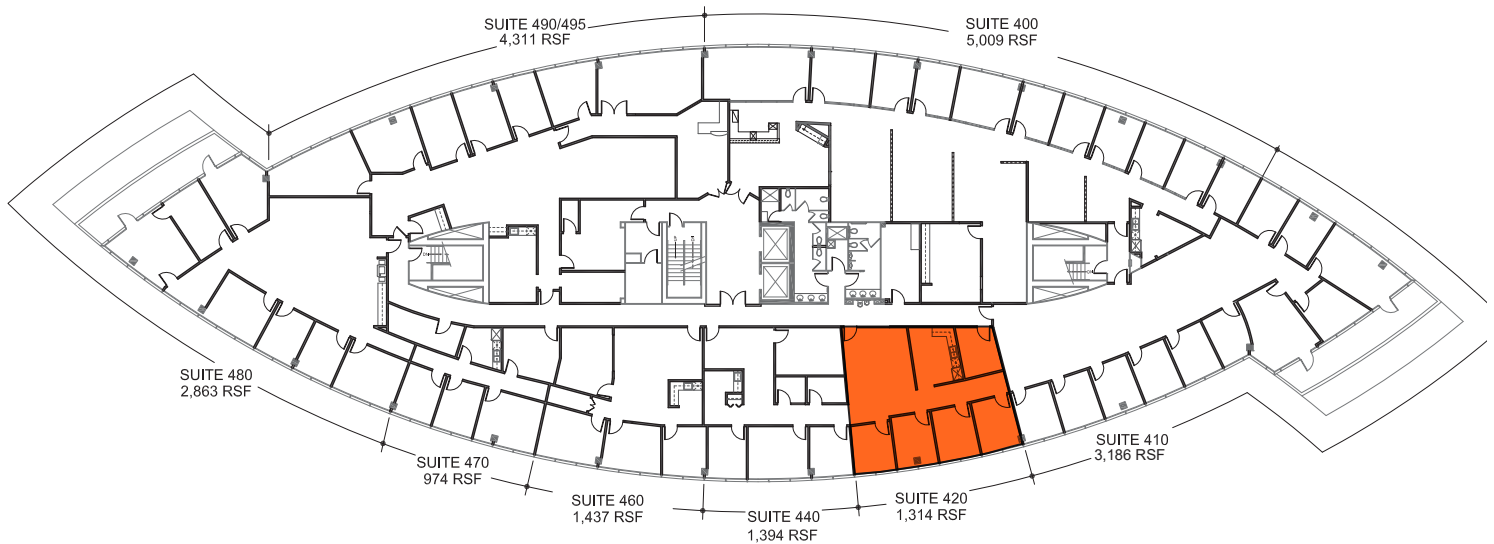
FIRST FLOOR



SECOND FLOOR



FOURTH FLOOR



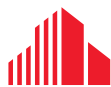
NEARBY AMENITIES



EXCLUSIVE LEASING AGENTS

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