

RESTAURANT & BAR SPACE AVAILABLE IN DOWNTOWN

Old Depot Square Space For Lease

10 S SIERRA MADRE ST · COLORADO SPRINGS, CO 80903



OLD DEPOT SQUARE, located in Downtown Colorado Springs directly behind The Antlers Hotel and adjacent to Antlers Park, offers second-generation restaurant and bar space in one of the city's most active entertainment districts.

Available suites range from 2,363 to 5,569 SF and include existing kitchen and back-of-house infrastructure, providing an ideal opportunity for restaurant, bar, or quick-service concepts. Positioned among Downtown's vibrant mix of dining, retail, and entertainment destinations, the property also offers the convenience of 85 on-site parking spaces.

- Rare second-generation restaurant opportunity minimizing startup costs
- Restaurant and bar infrastructure in place
- FF&E Negotiable
- Historic downtown landmark adjacent to The Antlers Hotel with consistent visitor and convention traffic
- Walking distance to U.S. Olympic & Paralympic Museum, Weidner Field, hotels, professional offices, and entertainment
- Convenient access to I-25 and major downtown corridors
- Ample on-site parking (85 spaces)

PROPERTY DETAILS

BUILDING SIZE:	16,936 SF
AVAILABLE SPACE:	± 2,363 - 5,569 SF
LEASE TYPE:	NNN or Modified Gross
NNN EXPENSES:	\$5.37 PSF (2026)
ZONING:	FBZ-CEN
YEAR BUILT/RENOVATED:	1969/2018
PARKING:	85 Spaces (4.66:1,000 SF)

AVAILABLE SUITES

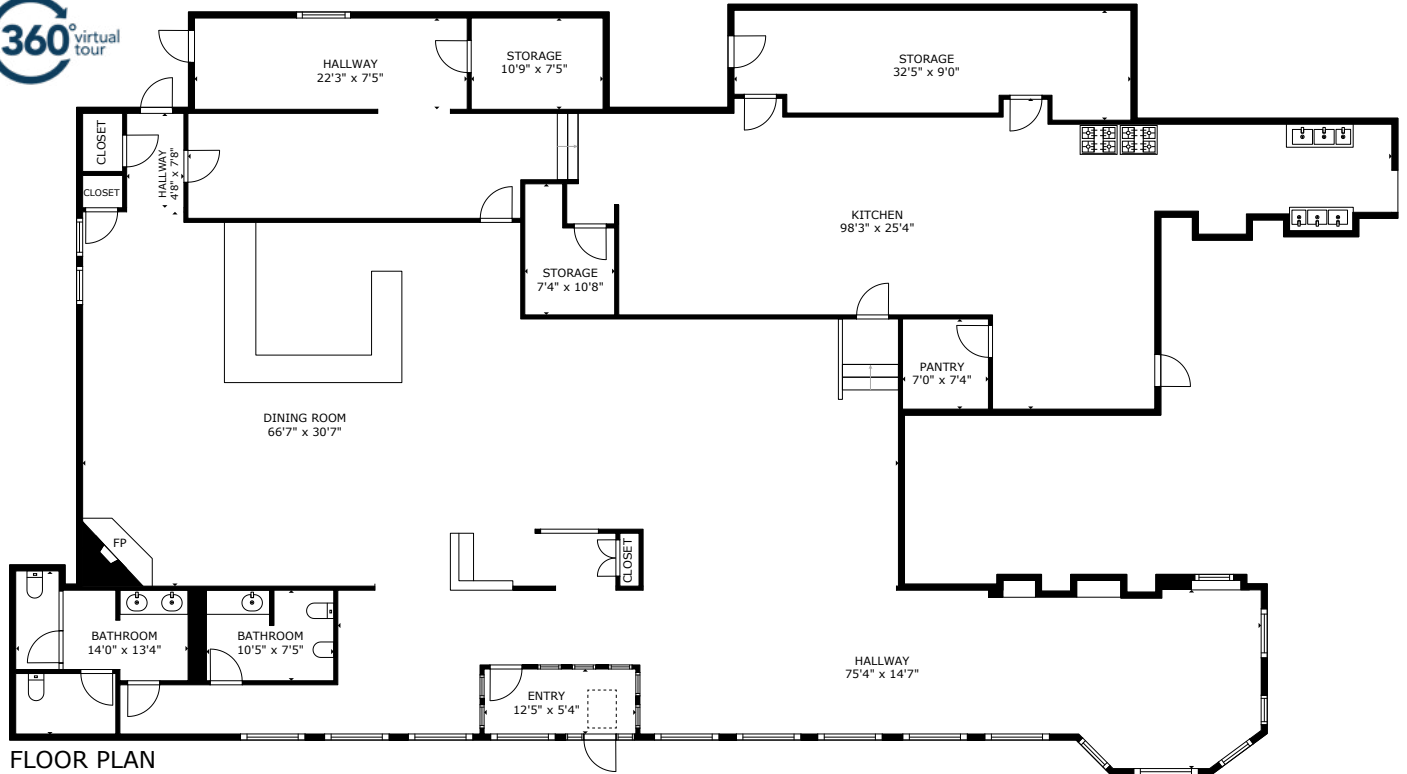
SUITE	SIZE	MONTHLY RENT	BUILD-OUT
10-A	± 5,569 SF	\$9,745.75 (\$21 PSF NNN)	Restaurant
10-D	± 2,768 SF	\$6,500	Restaurant
10-C	± 2,363 SF	TBD	Bar



OLIVE

REAL ESTATE GROUP, INC.

SUITE A | 5,569 SF (RESTAURANT)



FLOOR PLAN



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 | www.oliverreg.com

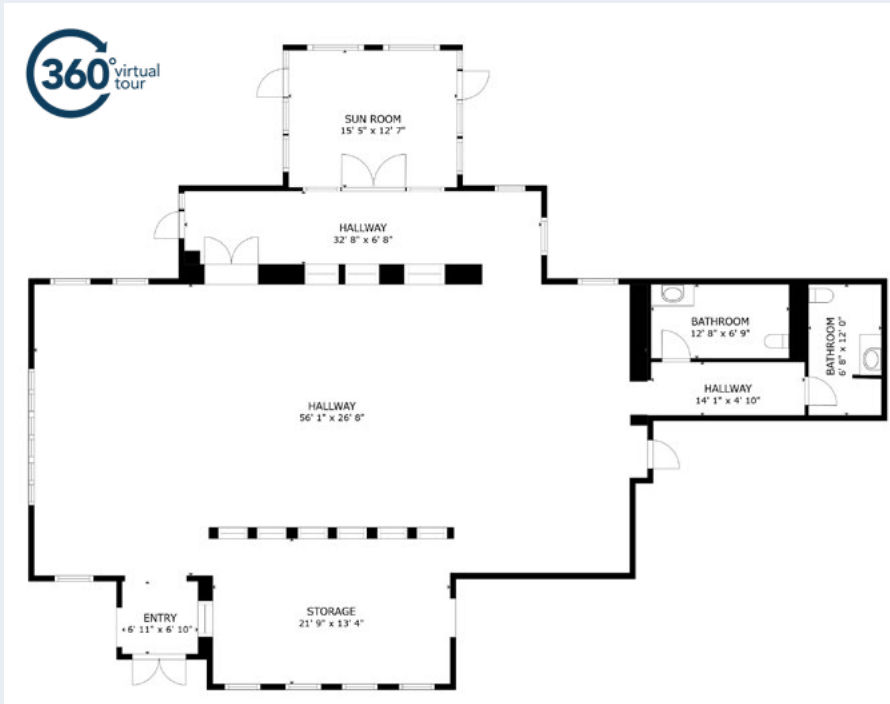
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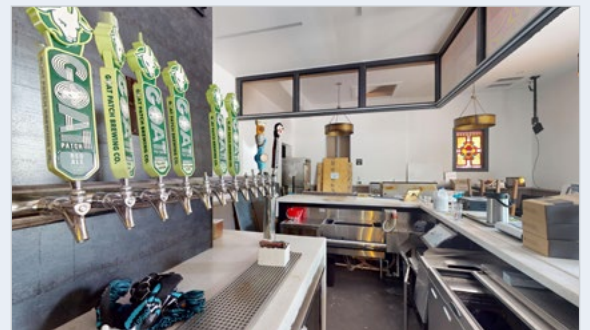
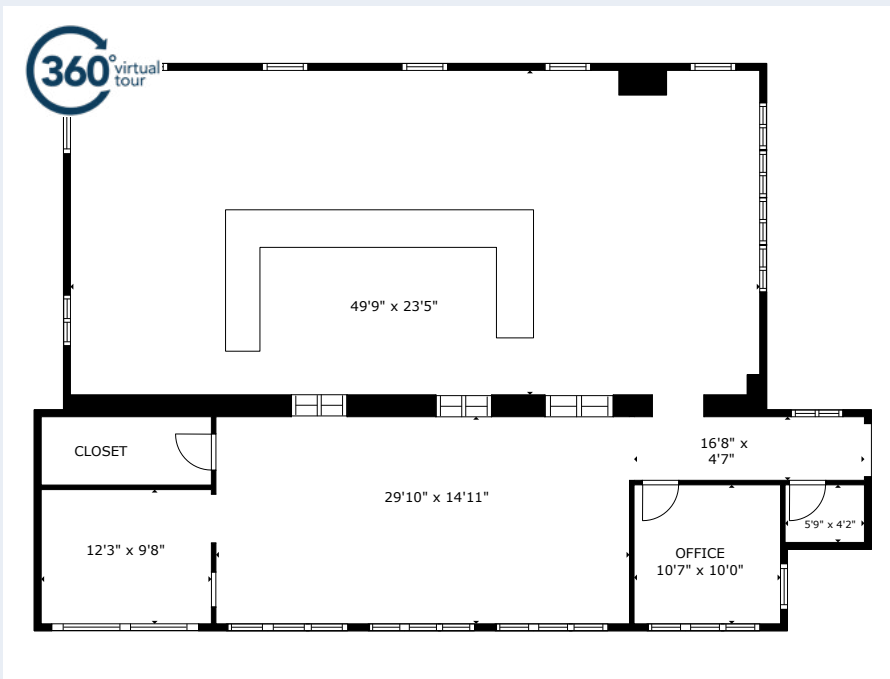
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SUITE D | 2,768 SF (RESTAURANT)



SUITE C | 2,363 SF (BAR)



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