



*THE ATRIUM*

OFFICE SPACE AVAILABLE

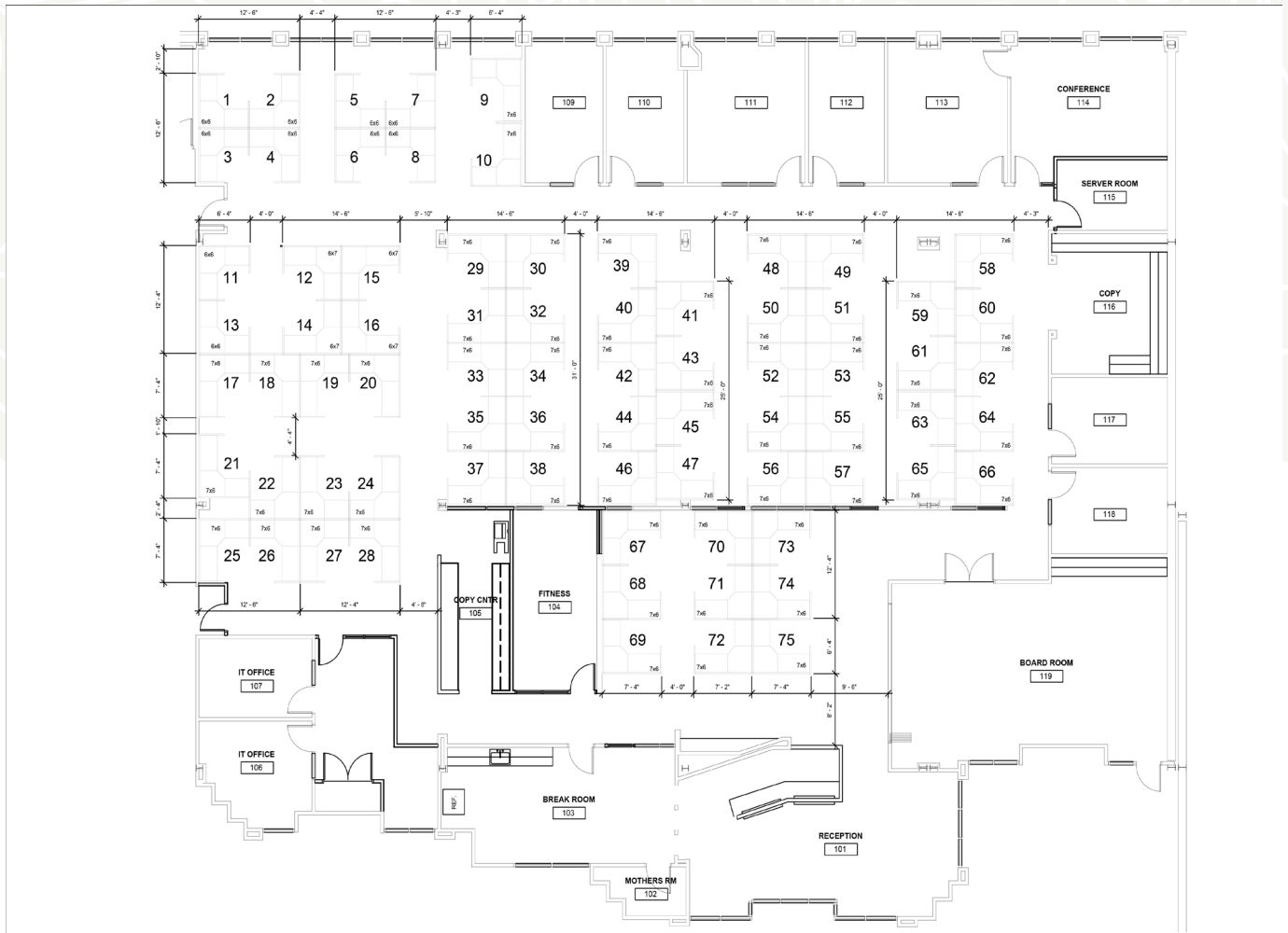
**1ST FLOOR OFFICE RENTAL RATE: \$9.50/SF NNN**

2 S CASCADE AVE | COLORADO SPRINGS | CO 80903

**CBRE**

# AVAILABLE SPACE

## 1ST FLOOR OFFICE RENTAL RATE: \$9.50/SF NNN



### Property Highlights

- 1** Office suite available immediately
  - Suite 150: 12,915 RSF
  - Term through 12/31/2027
  - OpEx: \$9.41/SF
  - Parking: 3/1,000 SF
- 2** Great location features:
  - Adjacent to the Wyndham/The Antler's Hotel
  - Easy walking distance to downtown restaurants and shops
- 3** Building amenities:
  - Parking garage access to the building
  - On-site property management
  - Workout room within the premises





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