

OFFICE SPACE FOR LEASE

Centennial Business Plaza

4775 CENTENNIAL BLVD, COLORADO SPRINGS, CO 80919



WHY CENTENNIAL BUSINESS PLAZA?

- Renovated office space near I-25 and Garden of the Gods Rd
- Backup power and high-speed fiber connectivity
- Renovated in 2021 with modern finishes
- Retail and dining nearby
- Immediate access to I-25 and Garden of the Gods Rd
- High visibility with strong surrounding retail and dining
- Ample surface parking for staff and clients
- Ideal for professional services or medical office
- Competitive lease rate for the submarket

AVAILABLE SPACE:

Suite 104: 1,778 RSF
Suite 106: 2,681 RSF
**Suite 104 & 106 can be combined for a total of 4,459 RSF*

LEASE RATE:

\$16.00 PSF NNN

NNN EXPENSES:

\$9.65 PSF (2026 Est.)

BUILDING SIZE:

38,374 SF
Source: El Paso County Assessor

YEAR BUILT/RENOVATED:

1981/2021

TOTAL PARKING:

125 Surface (4:1,000 SF)

ZONING:

BP HS

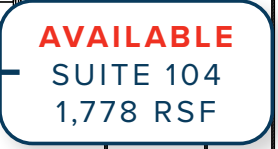


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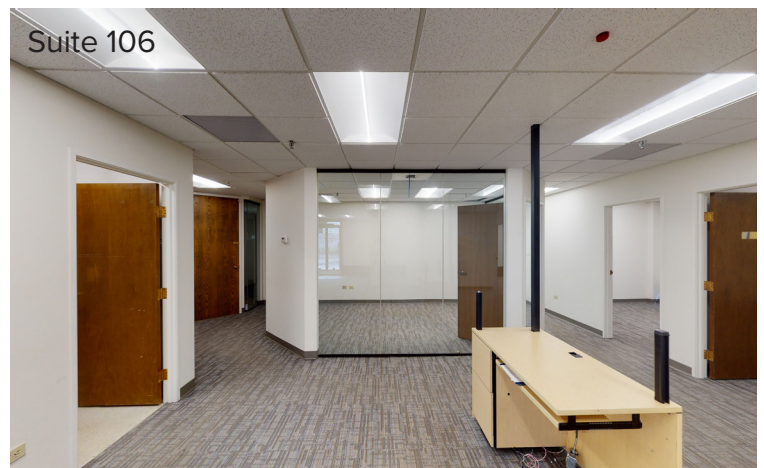


4,459 TOTAL SF AVAILABLE



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OLIVE
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