

ADD'L WAREHOUSE AND/OR  
OUTSIDE STORAGE POSSIBLE

1610 GARDEN OF THE GODS RD

FOR LEASE



## Office/Flex

- HIGH CEILINGS
- EXPOSED DUCTWORK
- ABUNDANT GLASS
- OPEN LANDSCAPE
- PRIVATE OFFICE
- CONFERENCE ROOM
- FROM \$10.50 NNN YEAR 1

**CORE**  
COMMERCIAL  
BROKERAGE CO.

**MIKE HELWEGE**  
**PRINCIPAL**  
**+1.719.668.6811**  
**MIKE@CORECOMMBC.COM**

**PARKER CURRY,**  
**ASSOCIATE**  
**+1.719.337.1367**  
**PARKER@CORECOMMBC.COM**



## LOCATION

**North side of Garden of the Gods, W of Centennial**

## ZONING

**PIP 1 HS**

## AVAILABLE SPACE

**4,377 SF OFFICE/FLEX WITH POTENTIAL FOR WAREHOUSE SPACE AND/OR OUTSIDE STORAGE**

## BUILDING

**Built in 1979**

## CONSTRUCTION

**Metal/Concrete Panels**

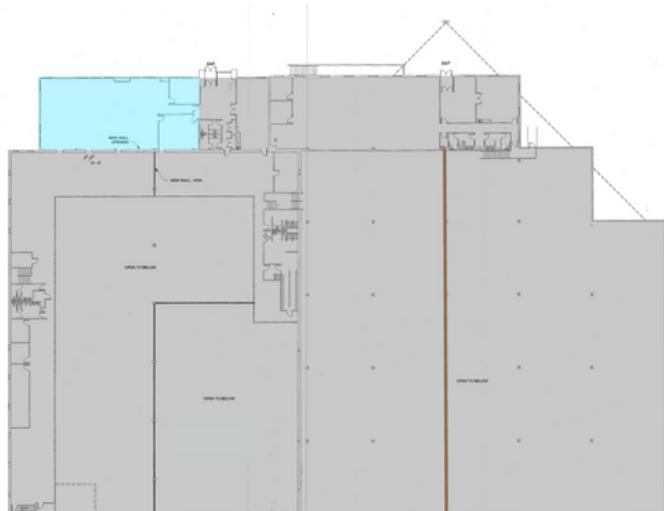
## LEASE RATE

**From \$10.50 NNN Year 1**

## EXPENSES

**\$2.76/SF excluding utilities and in-suit janitorial**

**FOR MORE INFORMATION, PLEASE CONTACT:**



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