



# For Lease Wonderful Downtown Location

455 E Pikes Peak  
Colorado Springs, CO 80903

**Building:**  
**36,731 SF**

**Availability:**  
**2,110 to  
~13,500 SF**

**Parking:**  
**3:1,000 Surface  
1:1,000 Covered**

**Lease Rate:**  
~~**\$20 per SF NNN**~~  
**\$17.75/SF NNN**

**Operating  
Expenses:**  
**\$11.63 per SF**



## **Features**

- **Fantastic Location**
- **Covered Parking**
- **2,110 to ~13,500 SF**



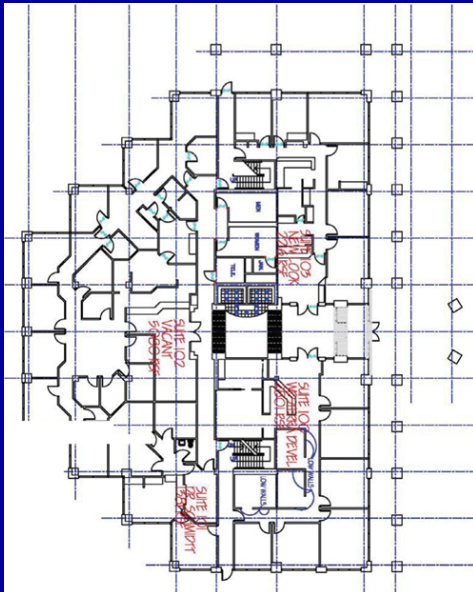
**TED T. LINK**  
**(719) 337-0066**

**Cascade Commercial Group**  
**(719)-442-6500**

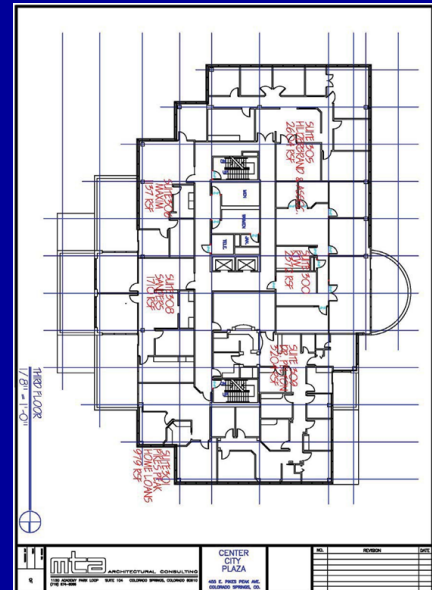
**625 North Cascade Avenue #120**  
**Colorado Springs, CO 80903**



## Floor Plans



**First Floor**



**Third Floor**

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