



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



Office For Lease  
Medical Office For Lease

# 1259 LAKE PLAZA

COLORADO SPRINGS, CO 80906

# 1259 LAKE PLAZA



**BUILDING SIZE:** 41,947 SF

**AVAILABLE SPACE:**

**1st Floor: 20,639 RSF (divisible)**

Suite 230: 2,756 RSF

Suite 270: 2,309 RSF

**POTENTIAL DEMISING:**

**1st Floor - A: 10,160 RSF**

**1st Floor - B: 6,258 RSF**

**1st Floor - C: 4,221 RSF**

**LEASE RATE:** Contact Broker

**EXPENSES:** \$10.13/RSF (2026 estimate)

**PARKING:** 123 marked stalls



## WATCH OUR VIDEO

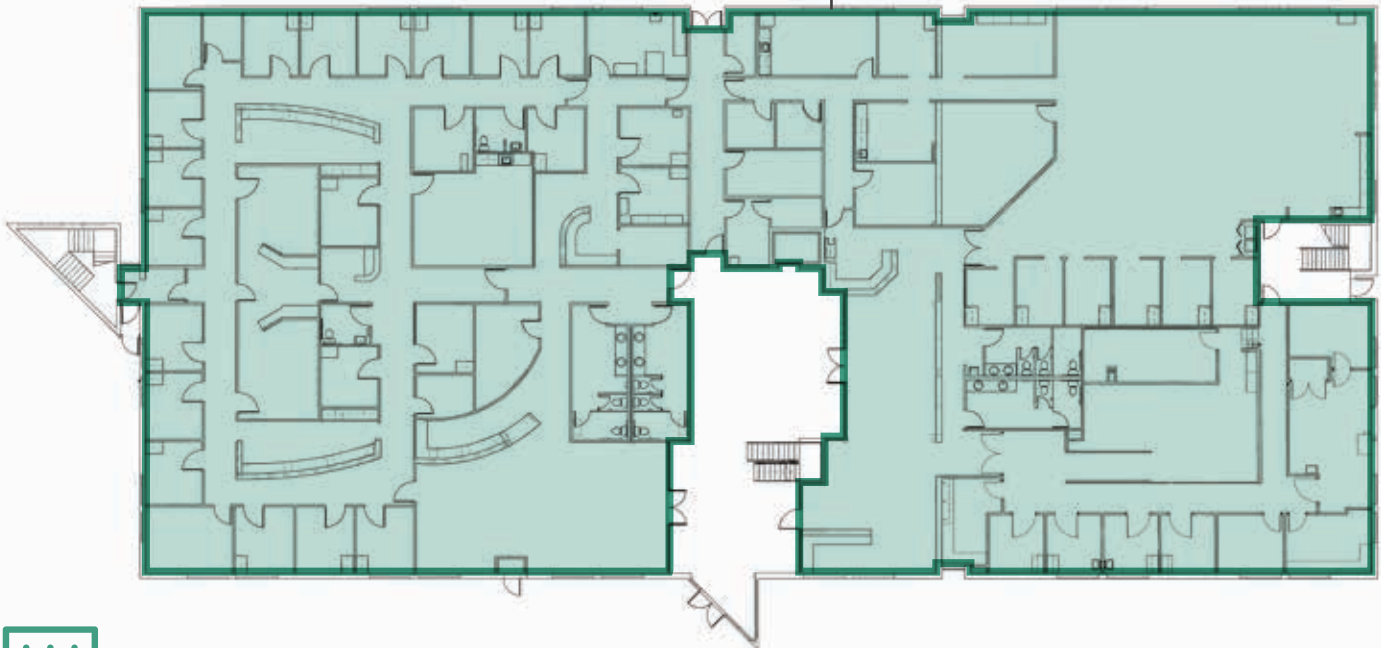
1259 Lake Plaza Drive is the premier medical, office-building complex in South Colorado Springs. Home to one of Colorado's largest orthopedic groups, 1259 Lake Plaza Drive is conveniently located just off I-25 and Lake Avenue. The building has undergone major renovations, converting the building into a modern, sleek, and professional office complex with Class-A finishes. 1259 Lake Plaza Drive is located in a great zip code with close proximity to the Broadmoor, Ft. Carson, World Arena and other restaurants and shops.



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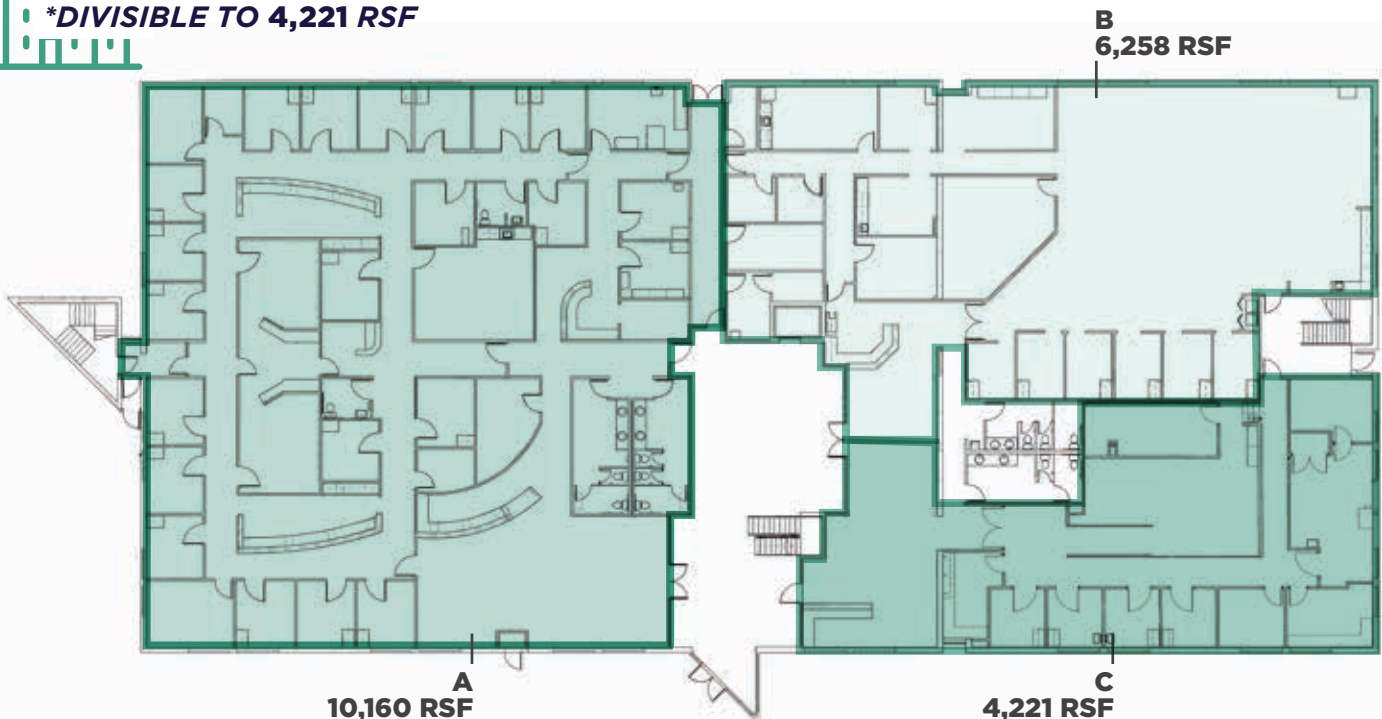
## 1ST FLOOR

**FULL FLOOR AVAILABLE**  
*Former Orthopedic Center*  
**10,000 - 20,639 RSF**



## 1ST FLOOR POTENTIAL DEMISING PLAN

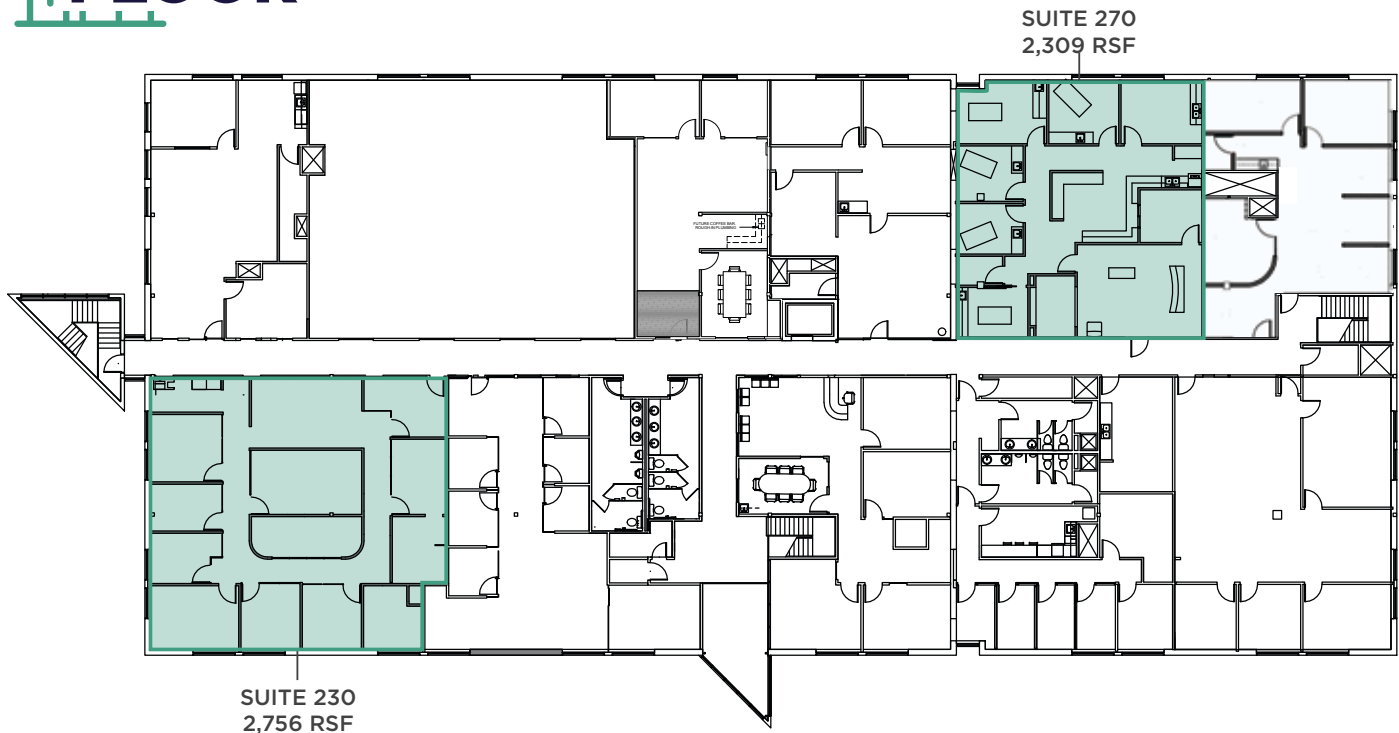
**\*DIVISIBLE TO 4,221 RSF**



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

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## 2ND FLOOR



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## AMENITIES MAP

### HOTELS

1. The Broadmoor
2. Courtyard by Marriott
3. Home2 Suites by Hilton
4. DoubleTree by Hilton
5. Fairfield Inn & Suites by Marriott  
Residence Inn by Marriott
6. La Quinta Inn & Suites by Wyndham
7. Hampton Inn & Suites
8. Quality Inn

### RESTAURANTS

1. Chili's  
Starbuck's  
Fazoli's  
Arby's  
Olde World Bagel & Deli
2. Old Chicago
3. Carrabba's Italian Grill  
Outback Steakhouse  
Buffalo Wild Wings
4. Culver's
5. Romano's Macaroni Grill  
Aspen American Bar & Grill
6. Noodles & Company  
Panera  
Kung Fu Tea  
Wing Stop  
QDOBA  
Panda Express  
Chipotle  
On The Border  
Red Robin  
IHOP
7. Hatch Cover  
Marigold Bistro  
PizzAmore  
Miguel's Mexican Bar & Grill
8. The Public House

### RETAIL/ENTERTAINMENT

1. Target  
Office Depot  
Ent Credit Union  
Legacy Bank  
Petco  
The UPS Store
2. Cinemark Tinseltown
3. The Broadmoor World Arena
4. 24 Hour Fitness  
Tan Your Hide  
Hobby Lobby  
Xfinity  
GameStop  
The Vitamin Shoppe  
TMobile  
Magnum Shooting Center  
Big R  
Verizon  
Supercuts  
Michaels  
Ross  
PetSmart  
Ulta  
Old Navy  
Famous Footwear  
The Home Depot
5. VASA Fitness
6. The Broadmoor Golf Club





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