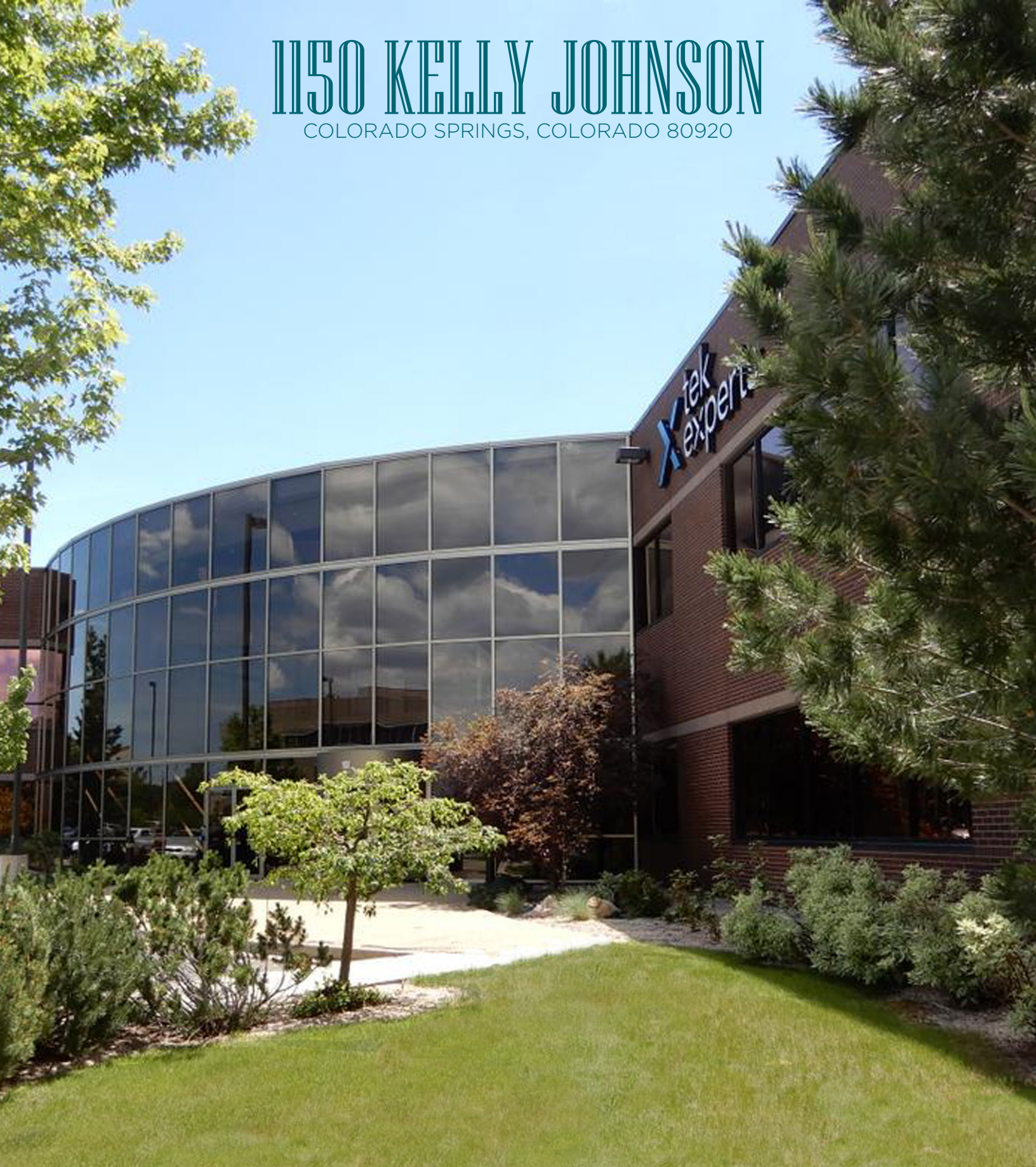


1150 KELLY JOHNSON

COLORADO SPRINGS, COLORADO 80920



OFFICE FOR LEASE

PALMER MCALLISTER
Commercial Real Estate



**Colorado Springs
Commercial**



1150 KELLY JOHNSON

COLORADO SPRINGS, COLORADO 80920

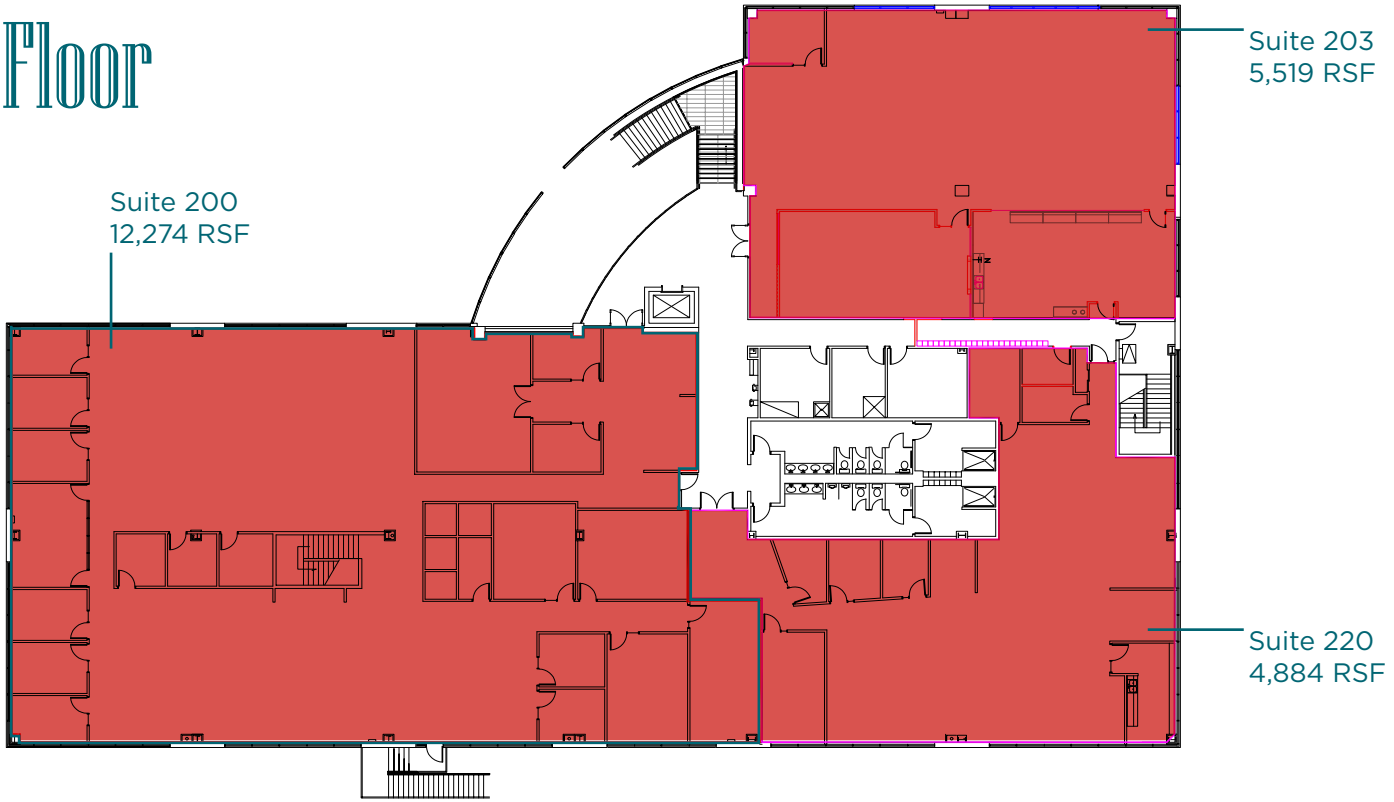
BUILDING SIZE:	45,005 SF
AVAILABLE SPACE:	Suite 104: 11,271 RSF Suite 200: 12,274 RSF (furnished) Suite 203: 5,519 RSF Suite 220: 4,884 RSF Entire 2nd Floor: 22,677 RSF contiguous <i>*Entire building is available</i>
LEASE RATE:	\$16.50 per RSF NNN
EXPENSES:	\$8.94 per RSF (2021 estimate)
TENANT IMPROVEMENTS:	Negotiable
PARKING:	4.37/1,000 SF with overflow parking available
NUMBER OF STORIES:	2
YEAR BUILT:	2000



1st Floor



2nd Floor



Lobby renovations to be delivered in 2021



AMENITIES

- | | | | | |
|--|---|---|--|---|
| <p>Food</p> <ul style="list-style-type: none"> F1 Chick-fil-A Chipotle Thai Basil Amanda's Cantina Del Taco Wendy's Burger King F2 Famous Dave's BBQ Cracker Barrel Schlotzsky's KFC McDonald's F3 Red Robin IHOP F4 Saltgrass Steakhouse Olive Garden Drifter's Steak 'n Shake | <ul style="list-style-type: none"> F5 HuHot Mongolian Applebee's Starbucks Culver's F6 On the Border Raising Cane's F7 Crave Real Burgers MOD Pizza Buffalo Wild Wings Tokyo Joe's Jason's Deli F8 Panera Five Guys Cold Stone F9 Ted's Montana Grill P.F. Chang's Biaggi's Ristorante QDOBA | <ul style="list-style-type: none"> F10 Smashburger Basil & Barley Chuy's Einstein Bagels | <p>Retail</p> <ul style="list-style-type: none"> R1 Walmart FedEx Office R2 Macy's Dillard's H&M Dick's R3 Nordstrom Rack Whole Foods DSW Barnes & Noble R4 Apple Store Pottery Barn Sephora ULTA | <p>Hotels</p> <ul style="list-style-type: none"> H1 Baymont by Wyndam Academy Hotel Econolodge H2 Comfort Inn & Suites (planned) H3 Hampton Inn (proposed) H4 LaQuinta Inn & Suites Super 8 by Wyndham H5 Homewood Suites Hilton Garden Inn <p>Gyms</p> <ul style="list-style-type: none"> G1 24-Hour Fitness |
|--|---|---|--|---|

EXCLUSIVE LEASING AGENTS

GRANT SEANOR

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GARY HOLLENBECK

Palmer McAllister
719 630 2222

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