

**PALMER CENTER**

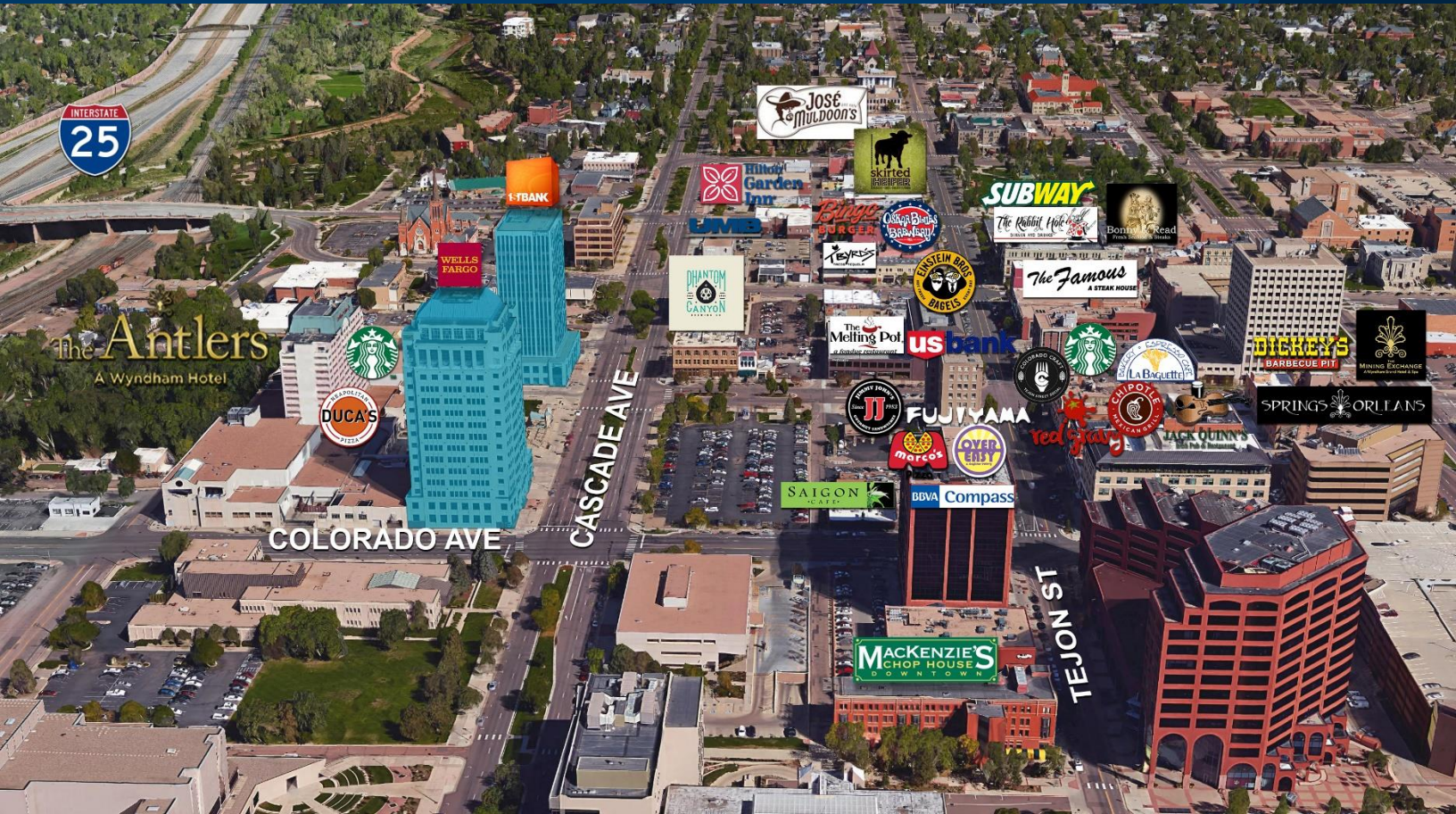
**BUILDING FEATURES**

LOCATION	90 S. Cascade Avenue (Wells Fargo Tower)	2 N. Cascade Avenue (1 <sup>st</sup> Bank Building)
BUILDING SIZE	220,830 RSF	149,426 RSF
NUMBER OF LEVELS	15	14
AVAILABLE SPACE	3 <sup>rd</sup> Floor: 2,182 RSF 9 <sup>th</sup> Floor: 2,112 RSF 11 <sup>th</sup> Floor: 4,360 RSF 12 <sup>th</sup> Floor: 2,403 RSF	3 <sup>rd</sup> Floor: 924 RSF 4 <sup>th</sup> Floor: 924 RSF 5 <sup>th</sup> Floor: 3,322 RSF 6 <sup>th</sup> Floor: 1,580 RSF & 3,053 RSF 7 <sup>th</sup> Floor: 2,695 RSF 8 <sup>th</sup> Floor: 3,785 RSF 9 <sup>th</sup> Floor: 8,826 RSF 10 <sup>th</sup> Floor: 6,491 RSF
LEASE RATE	Call Broker	Call Broker
EXPENSES	\$9.31 per RSF (2021 est.)	\$9.58 per RSF (2021 est.)
TENANT IMPROVEMENTS	Negotiable	Negotiable
LOAD FACTOR	1.15%	1.15%
PARKING RATIO	3 underground stalls per 1,000 RSF , starting at \$70.00 per stall, per month.	
YEAR CONSTRUCTED	1990	1968 (lobby renovated in 2008)
INTERNET/FIBER	Comcast, Level 3/TW Telecom, Century Link	

For more information, please contact:

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## THE PALMER CENTER

The Palmer Center is a mixed use, office, hotel, and retail development located in the Central Business District of Colorado Springs, Colorado. This development is the heart of the CBD and is bounded by Cascade Avenue on the east, Colorado Avenue on the south, Antlers Park on the west, and Pikes Peak Avenue on the North. Making Palmer Center an integral part of the CBD and easily accessible to Interstate 25.

The project consists of:

- The 221,000 square foot Wells Fargo Bank Tower (office)
- The 149,000 square foot 1<sup>st</sup> Bank Tower (office)
- The 88,000 square foot Atrium at Palmer Center
- The project is serviced by a 1,600 space, underground parking garage
- Other amenities to the development include miscellaneous retail and service related space

In addition to this project's excellent location and functional characteristics, the project also offers the stability of ownership of Palmer Center Ltd., LLC, which has owned the complex since 2008, and is managed by Cushman & Wakefield.

Supporting the integrity of this project are nationally respected firms such as; Wells Fargo Bank, the law firms of Bryan Cave, Sherman & Howard, Hogan Lovells, Colorado Springs Health Partners, Insurance Technologies, Bluetaq, root9B and UBS Financial Services all call the Palmer Center home.

On site amenities include multiple restaurants, a hair salon, and varied retail establishments.

Within walking distance is the Court House, City and County Administration Offices, Penrose Public Library, Post Office and numerous restaurants and unique retail establishments.

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