



# 2424

GARDEN OF THE GODS

COLORADO SPRINGS, CO

MILLENNIUM  
COMMERCIAL REAL ESTATE



## BUILDING AMENITIES

- Modernized Grand Lobbies
- Board / Conference Room
- 220 Person Auditorium
- Cafe and Catering Services
- Campus Wi-Fi
- Community Work Environments
- Secured Bike Lockers with Bike Repair Station
- Yoga / Spin Studio
- State-of-the-Art Fitness Center
- Outdoor BBQ Patio, Dining & Seating Area
- 24/7/365 Onsite Security



### FUTURE TALENT EDUCATED BY:

AIR FORCE ACADEMY  
UCCS  
COLORADO COLLEGE  
COLORADO  
TECHNICAL UNIVERSITY  
PIKES PEAK  
COMMUNITY COLLEGE

## SURROUNDING LIFESTYLE AMENITIES



### Garden of the Gods *Steps away*

Trip Advisors' #1 Park in America  
(2017)  
1,367 Acres  
15 Miles of Trails  
144 Rock Climbing Routes



### Blodgett Peak Trail *4.5 mi North*

Pike National Forest  
3.5 mile trail  
Used for hiking, walking,  
trail running, and snowshoeing



### Ute Valley Park Open Space *1.5 mi North*

4-Star Rating  
(All Trails & Mountain Bike Project)  
338 Acres  
8.5 Miles of Trails



### Kissing Camels Golf Course *1.5 mi South*

27 Holes  
Luxury Resort  
Gated Community



### Retail & Restaurants *3 mi radius*

Over 30 Hotels  
Over 100 Restaurants  
Primary Retail &  
Grocery



### Craft Breweries *within 4 miles*

Trinity Brewing Company  
Red Leg Brewing Company  
Storybook Brewing  
311 Others w/in 7 miles!



### DRIVE TIMES

|                    |         |
|--------------------|---------|
| I-25 / GOG RD EXIT | 6 MINS  |
| DOWNTOWN CO SPGS   | 15 MINS |
| CO SPGS AIRPORT    | 26 MINS |
| DENVER METRO       | 46 MINS |



COLORADO  
SPRINGS  
(DOWNTOWN)

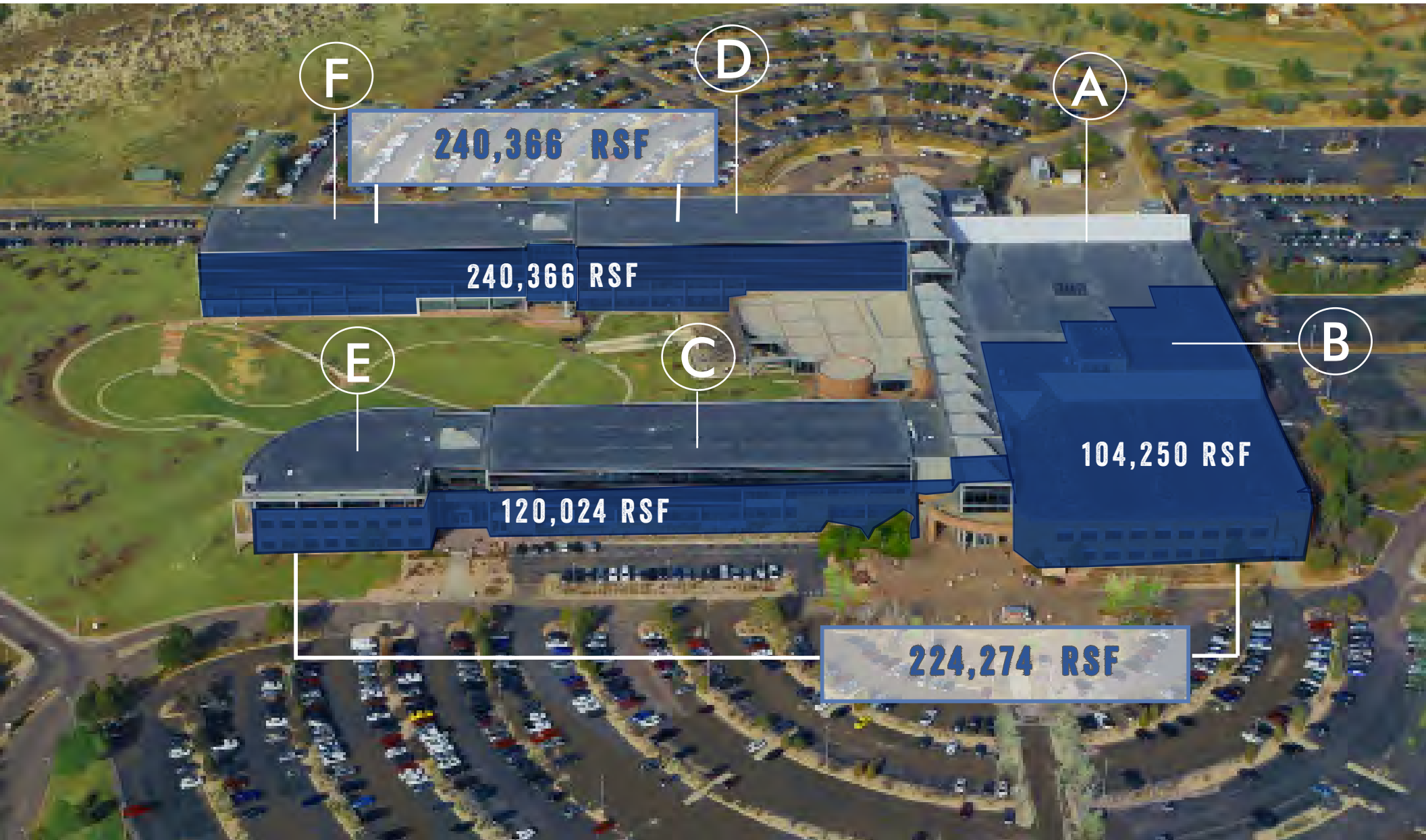
COLORADO  
SPRINGS AIRPORT



NOT TO SCALE



# CONTIGUOUS SPACE AVAILABILITY



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[www.2424gotg.com](http://www.2424gotg.com)

## UP TO 469,100 SF FOR LEASE

|                       |                       |
|-----------------------|-----------------------|
| <b>BUILDING SIZE</b>  | 681,483 RSF           |
| <b>AVAILABLE</b>      | 5,855-469,100 RSF*    |
| <b>MAX CONTIGUOUS</b> | 240,366 RSF           |
| <b>LEASE RATE</b>     | \$18.00/SF NNN        |
| <b>OPEX</b>           | \$7.01/SF (2021 EST.) |
| <b>PARKING</b>        | 4.2/1,000 RSF         |
| <b>RENOVATED</b>      | 2017-2019             |

\*75,800 SF is subject to modification of an existing lease

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