SUN PLAZA 104 SOUTH CASCADE AVENUE, COLORADO SPRINGS, COLORADO



Professional Tenant Mix:

Five Star Bank Unified Title **Cardinal Financial Churchill Mortgage** Wells Fargo - Backstrom Wealth Management HomeVantage Mortgage

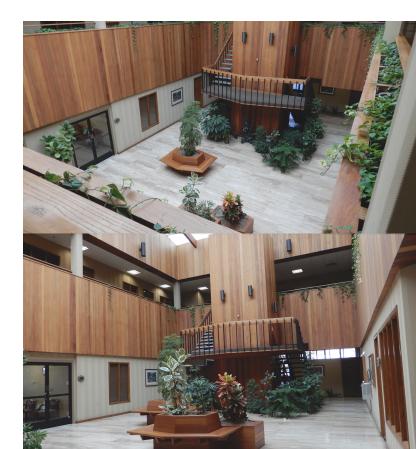
OFFICE FOR LEASE

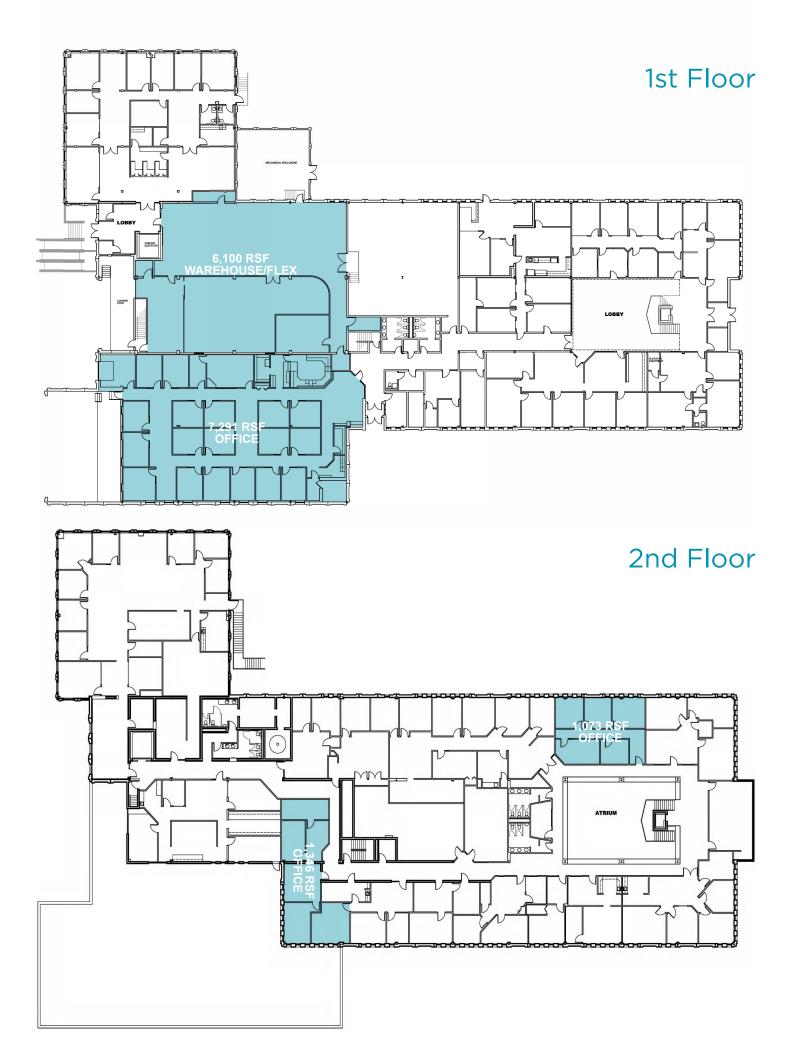




BUILDING SIZE:	59,000 RSF	
AVAILABLE SPACE:	Office: Warehouse/Flex:	9,710 RSF 6,100 RSF
PER FLOOR:	Suite 110 (office): Suite 110A (warehouse/flex): Suite 200C (office): Suite 211 (office):	
LEASE RATE:	Office: \$15.00 per RSF NNN Warehouse/Flex: \$12.00 per RSF NNN	
EXPENSES:	\$8.70 per RSF (2019 estimate)	
TENANT IMPROVEMENTS:	Negotiable	
PARKING:	5 spaces per 1,000 RSF \$75.00 per stall per month	
NUMBER OF STORIES:	2	

- Building conference room
- Men's locker and shower
- High parking ratio
- Free visitor parking
- On-site property management
- Central Business District







1.The Famous Coffee & Tea Zone9.The Melting Pot Yoo Mae2.The Rabbit Hole Bonnie and Read Bento Heaven10.Phantom Canyon Brewing Company3.Fratelli Ristorante Italiano King's Chef Diner Subway11.Fujiyama3.Fratelli Ristorante Italiano King's Chef Diner SubwayJimmy John's East Coast Deli Marco's Pizza4.Story CoffeeUrban Egg5.The Skirted Heifer Jose Muldoon's Paris CrepeSaigon Cafe Jack Quinn's6.Pita Pit Azada Mexican GrillIl Vicino Chipotle7.Taste of Jerusalem Bingo Burger Solar Roast CoffeeSaigon Si Ce Cream Josh & John's Ice Cream			
 2. The Rabbit Hole Bonnie and Read Bento Heaven Fratelli Ristorante Italiano King's Chef Diner Subway 4. Story Coffee The Skirted Heifer Jose Muldoon's Paris Crepe Frateli Pit Azada Mexican Grill 7. Taste of Jerusalem Bingo Burger Linstein's Bagels Einstein's Bagels Einstein's Bagels Phantom Canyon Brewing Company Phantom Canyon Brewing Company II. Fujiyama Jimmy John's East Coast Deli Jimmy John's East Coast Deli Jose Muldoon's Dise Muldoon's Chipotle Starbucks Josh & John's Ice Cream 	1.		
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Bingo Burger Josh & John's Ice Cream		Azada Mexican Grill	Chipotle
	7.	Taste of Jerusalem	Starbucks
Solar Roast Coffee 13. The Mining Exchange		Bingo Burger	Josh & John's Ice Cream
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8. Oskar Blues Grill & Brew La Baguette	8.	Oskar Blues Grill & Brew	La Baguette
Whiskey Dick's 14. Duca's Neopolitan Pizza		Whiskey Dick's	14. Duca's Neopolitan Pizza
T-Byrds Tacos & Tequila 15. MacKenzie's Chop House		-	
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Play	}	Play	
1. America the Beautiful Park 6. Kimball's Peak Theater	1.	America the Beautiful Park	6. Kimball's Peak Theater
2. U.S Olympic Museum (2020) 7. Acacia Park/Uncle Wilber Fountain	2.	U.S. Olympic Museum (2020)	7. Acacia Park/Uncle Wilber Fountain

- 3. Pikes Peak Center for the Performing Arts
- 4. Colorado Springs Pioneer Museum/Alamo Square
- 5. U.S. Olympic Committee Headquarters
- 8. CityROCK Climbing Center
- Colorado Springs City Auditorium 9.
- 10. Cottonwood Center for the Arts
 - PikeRide Stations

Colorado Springs

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