

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



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

SUN PLAZA

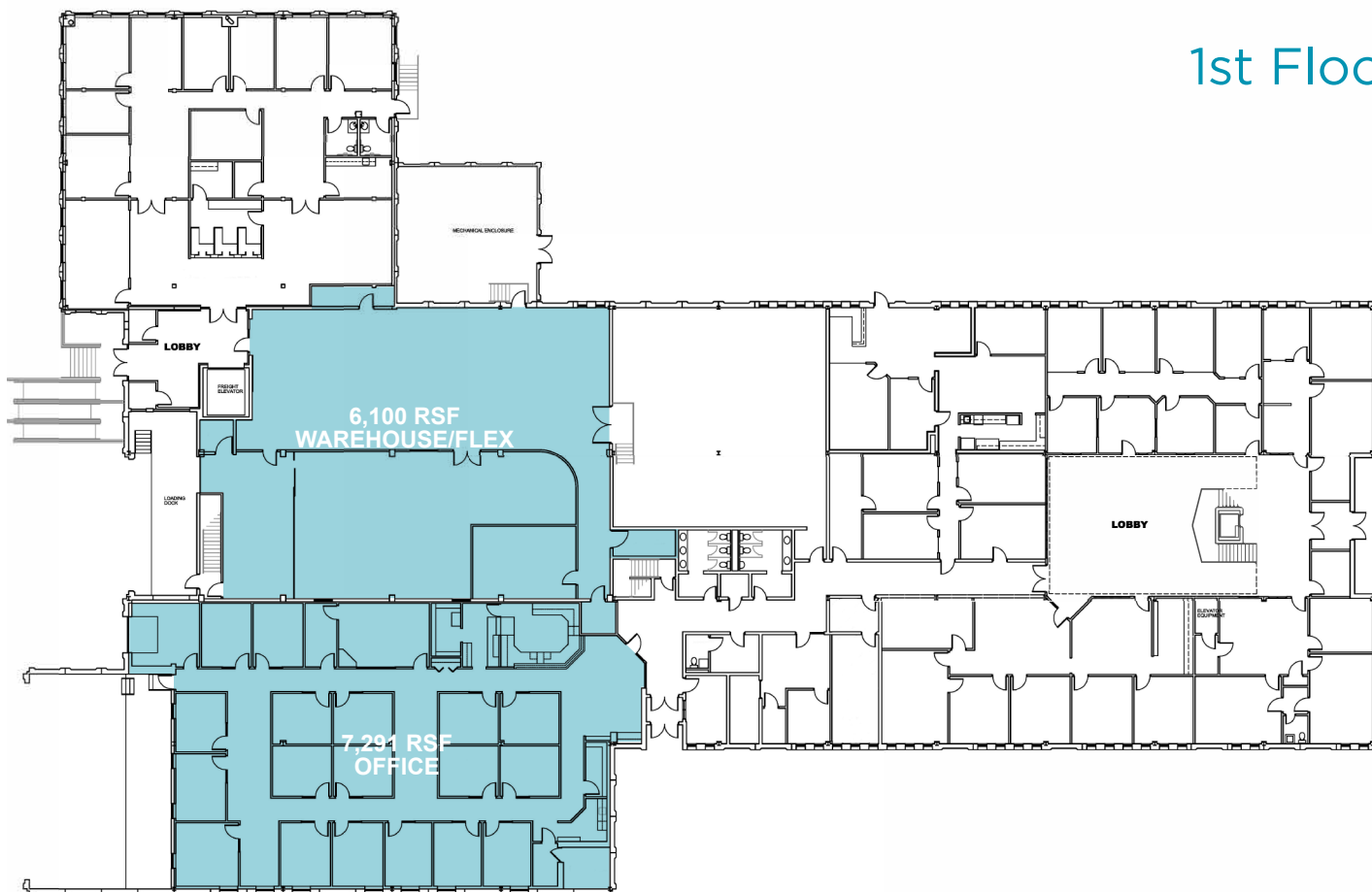
104 SOUTH CASCADE AVENUE, COLORADO SPRINGS, COLORADO

BUILDING SIZE:	59,000 RSF
AVAILABLE SPACE:	Office: 9,710 RSF Warehouse/Flex: 6,100 RSF
PER FLOOR:	Suite 110 (office): 7,291 RSF Suite 110A (warehouse/flex): 6,100 RSF Suite 200C (office): 1,073 RSF Suite 211 (office): 1,346 RSF
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

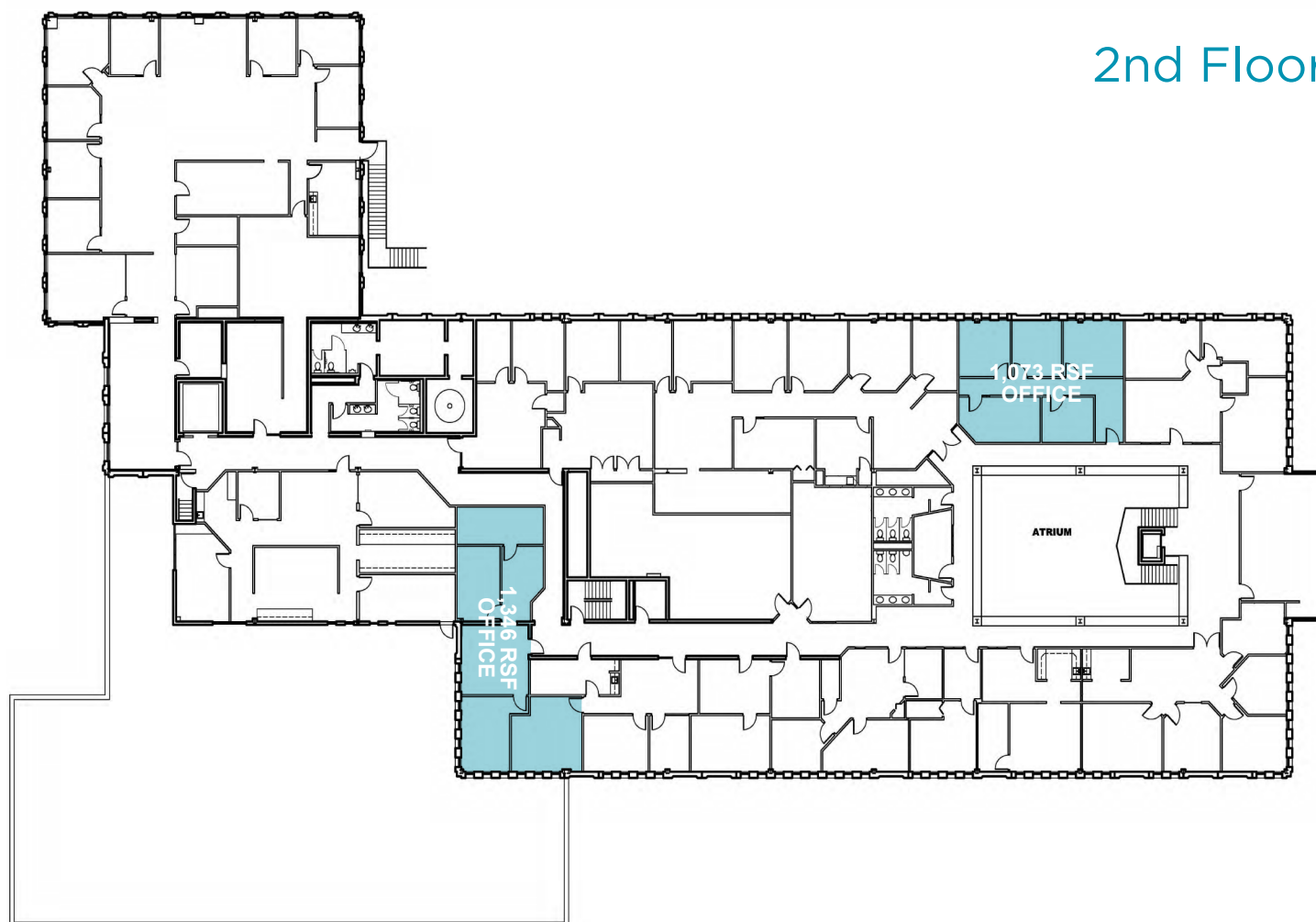
- **Building conference room**
- **Men's locker and shower**
- **High parking ratio**
- **Free visitor parking**
- **On-site property management**
- **Central Business District**



1st Floor



2nd Floor





Eat

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. The Famous Coffee & Tea Zone 2. The Rabbit Hole
Bonnie and Read
Bento Heaven 3. Fratelli Ristorante Italiano
King's Chef Diner
Subway 4. Story Coffee 5. The Skirted Heifer
Jose Muldoon's
Paris Crepe 6. Pita Pit
Azada Mexican Grill 7. Taste of Jerusalem
Bingo Burger
Solar Roast Coffee 8. Oskar Blues Grill & Brew
Whiskey Dick's
T-Byrds Tacos & Tequila | <ol style="list-style-type: none"> 9. The Melting Pot
Yoo Mae
Einstein's Bagels 10. Phantom Canyon Brewing Company 11. Fujiyama
Jimmy John's
East Coast Deli
Marco's Pizza
Urban Egg
Saigon Cafe 12. Red Gravy
Jack Quinn's
Il Vicino
Chipotle
Starbucks
Josh & John's Ice Cream 13. The Mining Exchange
La Baguette 14. Duca's Neopolitan Pizza 15. MacKenzie's Chop House |
|---|--|

Play

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. America the Beautiful Park 2. U.S Olympic Museum (2020) 3. Pikes Peak Center for the Performing Arts 4. Colorado Springs Pioneer Museum/Alamo Square 5. U.S. Olympic Committee Headquarters | <ol style="list-style-type: none"> 6. Kimball's Peak Theater 7. Acacia Park/Uncle Wilber Fountain 8. CityROCK Climbing Center 9. Colorado Springs City Auditorium 10. Cottonwood Center for the Arts |
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PikeRide Stations

GRANT SEANOR

Associate

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CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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