

# 1610 GARDEN OF THE GODS



**FOR LEASE**

**4,377 SF OF OFFICE/FLEX  
FROM \$10.50 NNN YEAR 1**

**RECENT IMPROVEMENTS**



## Office/Flex

- HIGH CEILINGS
- EXPOSED DUCTWORK
- ABUNDANT GLASS
- OPEN LANDSCAPE
- PRIVATE OFFICE
- CONFERENCE ROOM
- FROM \$10.50 NNN YEAR 1

**CORE**  
COMMERCIAL  
BROKERAGE CO.

**MIKE HELWEGE  
PRINCIPAL  
+1.719.668.6811  
MIKE@CORECOMMBC.COM**

**PARKER CURRY,  
ASSOCIATE  
+1.719.337.1367  
PARKER@CORECOMMBC.COM**

Core Commercial Brokerage Company, LLC. Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representations to the condition of the property (or properties) in question.



**LOCATION**

North side of Garden of the Gods, W of Centennial

**ZONING**

PIP 1 HS

**AVAILABLE SPACE**

4,377

**BUILDING**

Built in 1979

**CONSTRUCTION**

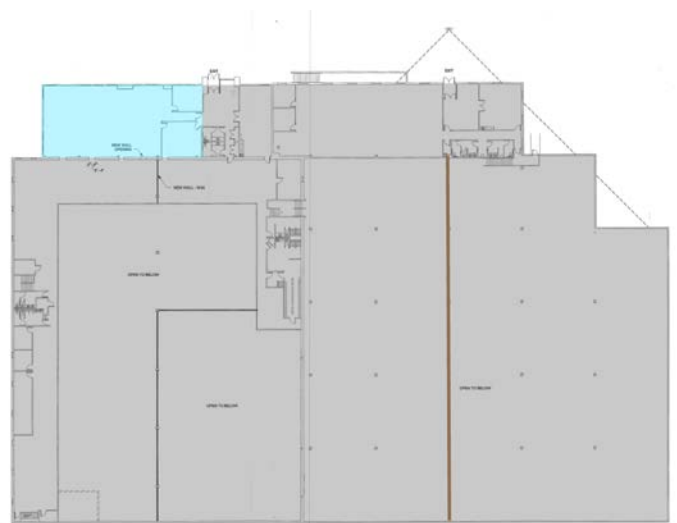
Metal/Concrete Panels

**LEASE RATE**

From \$10.50 NNN Year 1

**EXPENSES**

\$2.35/SF excluding utilities and in-suite janitorial



FOR MORE INFORMATION, PLEASE CONTACT:



**MIKE HELWEGE**  
**PRINCIPAL**  
**+1.719.668.6811**  
**MIKE@CORECOMMBC.COM**

**PARKER CURRY,**  
**ASSOCIATE**  
**+1.719.337.1367**  
**PARKER@CORECOMMBC.COM**