

CORPORATE CENTER AT BRIARGATE

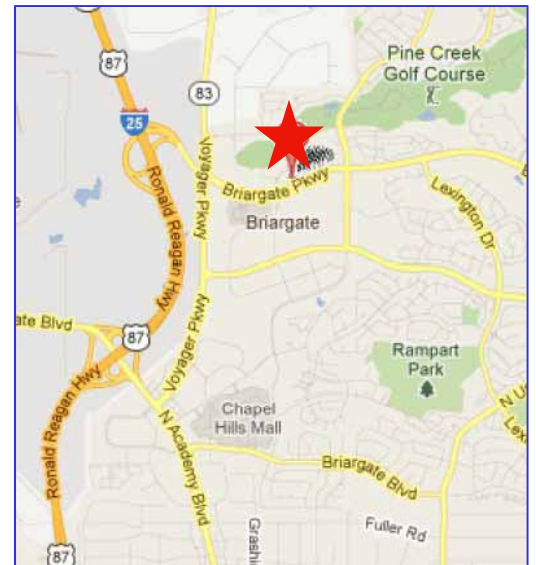
2060 Briargate Parkway
Colorado Springs, CO 80920

OFFICE FOR LEASE

9,256 RSF AVAILABLE IMMEDIATELY



BUILDING SIZE	72,621 RSF	
AVAILABLE SPACE	Suite 100 -	3,725 rsf
	Suite 150 -	<u>3,825 rsf</u>
		7,550 rsf contiguous
	Suite 240 -	1,706 rsf
LEASE RATE NNN	Starting from \$14.00-\$15.00 PSF, NNN	
EXPENSES	\$8.98 per rentable square foot (2012 estimate)	
TENANT IMPROVEMENTS	Negotiable	
PARKING RATIO	5.2 spaces per 1,000 rsf	
YEAR CONSTRUCTED	1998	



FOR MORE INFORMATION, PLEASE CONTACT:

Peter Scoville

Principal

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COLORADO SPRINGS COMMERCIAL

2 North Cascade Avenue, Suite 610

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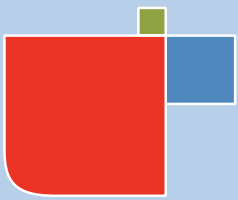


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Corporate Center at Briargate is located in the prestigious Briargate Business Campus. This 75,000 square foot, 3-story office building features state-of-the-art construction and building operating systems, direct Interstate 25 access, a fully equipped fitness center, and proximity to Colorado Springs' leading business districts, retail centers, and residential areas. From 2,000 square foot suites built to the tenant's specifications to a full floor of 25,000 square feet, 2060 Briargate Parkway offers a flexible, appealing environment for the most discerning professional office users.



Building Features & Amenities

Corporate Center at Briargate's amenities include:

- FedEx / USPS drop boxes
- exercise facility
- showers and lockers
- local ownership
- prominent building signage
- "Briargate" location
- immediate access to hotels and restaurants.



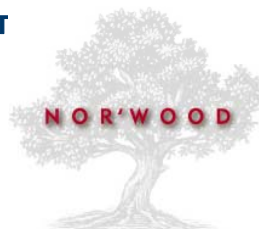
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