

PrimeCenter at Briargate

2315, 2335, 2355 Briargate Parkway, 526 & 536 Chapel Hills Drive



CHapel Hills Mall
MAJOR RETAIL AND QUICK SERVICE RESTAURANTS INCLUDING:

PrimeCenter at Briargate

New Ownership



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- Single story Class "A" Flex Office Center comprised of approximately 214,628 sf in five buildings.
- Located on the north end of Colorado Springs in the Briargate Business Campus
- Easily accessed from Interstate 25 via the Briargate Parkway Interchange.
- This high identity location provides excellent access to Denver just 50 miles to the north or all parts of Colorado Springs.
- Spectacular views of the Front Range, and close proximity to shopping and restaurants at Chapel Hills Mall and the new high-end Promenade Shops at Briargate.
- Provides the most efficient and flexible use of space by eliminating common areas.
- PrimeCenter offers a 15.5% more efficient alternative when compared to the average Class A multi-story office building in Briargate.
- Spaces from 2,760 square feet.

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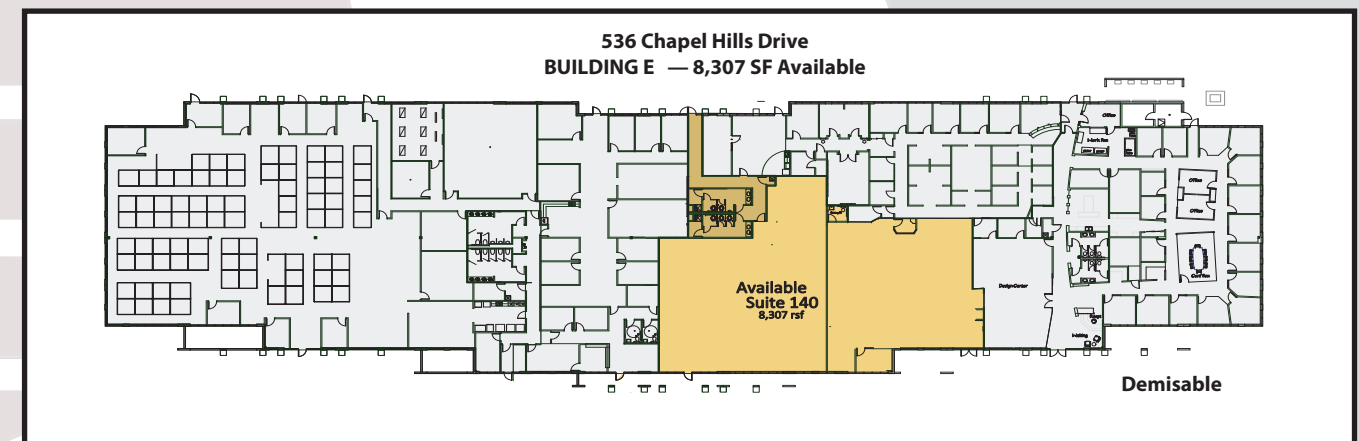
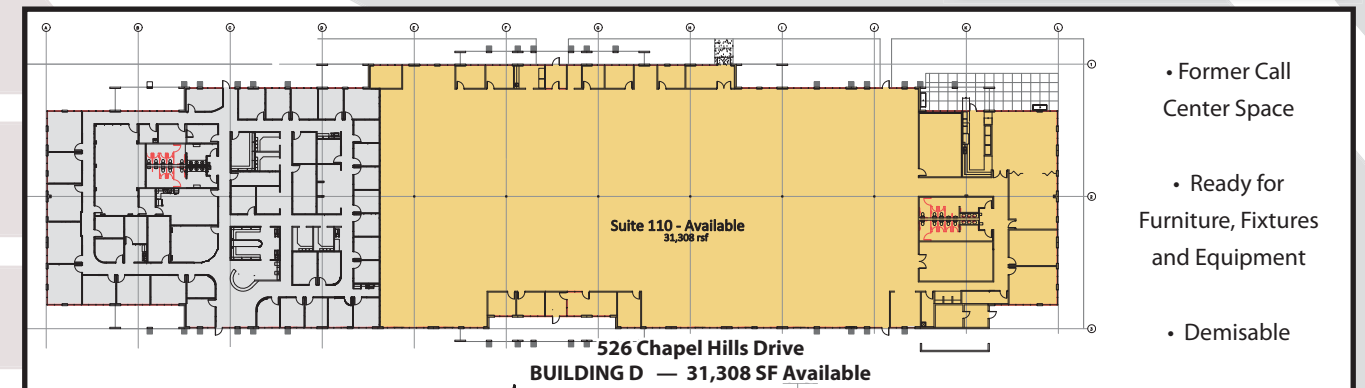
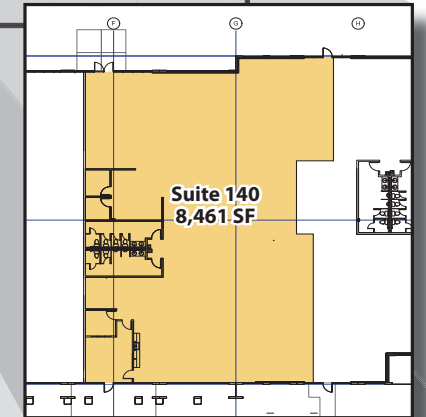
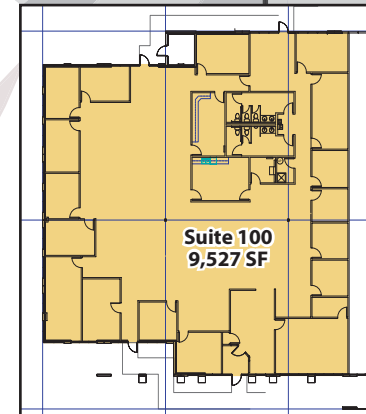
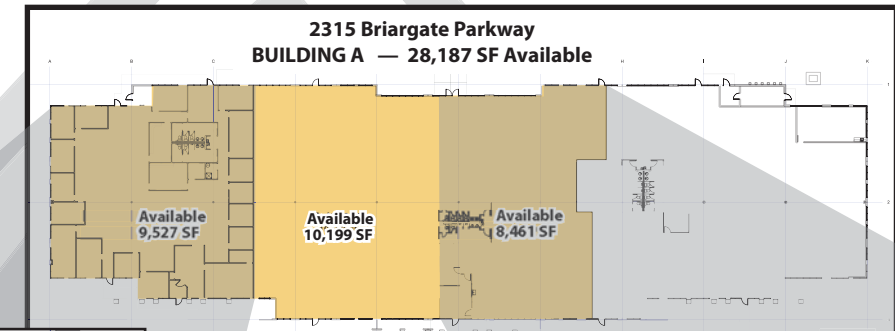
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ZONING:	PIP-1
YEAR CONSTRUCTED:	1999-2001
LOAD FACTOR:	-0-
AVAILABLE SPACE:	28,187 sf in 2315 Briargate Parkway - Building "A" 4,927 sf in 2355 Briargate Parkway - Building "C" 31,308 sf in 526 Chapel Hills Drive - Building "D" 8,307 sf in 536 Chapel Hills Drive - Building "E"
LEASE RATE:	Starting at \$9.50 NNN (subject to Lease Term and Tenant Improvements)
EXPENSES:	2012 estimate - \$6.25/RSF excluding Premises Janitorial
TENANT IMPROVEMENTS:	Turnkey Tenant Improvements with Building Standard Materials
PARKING RATIO:	5 spaces per 1,000 rentable square feet (expandable)

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