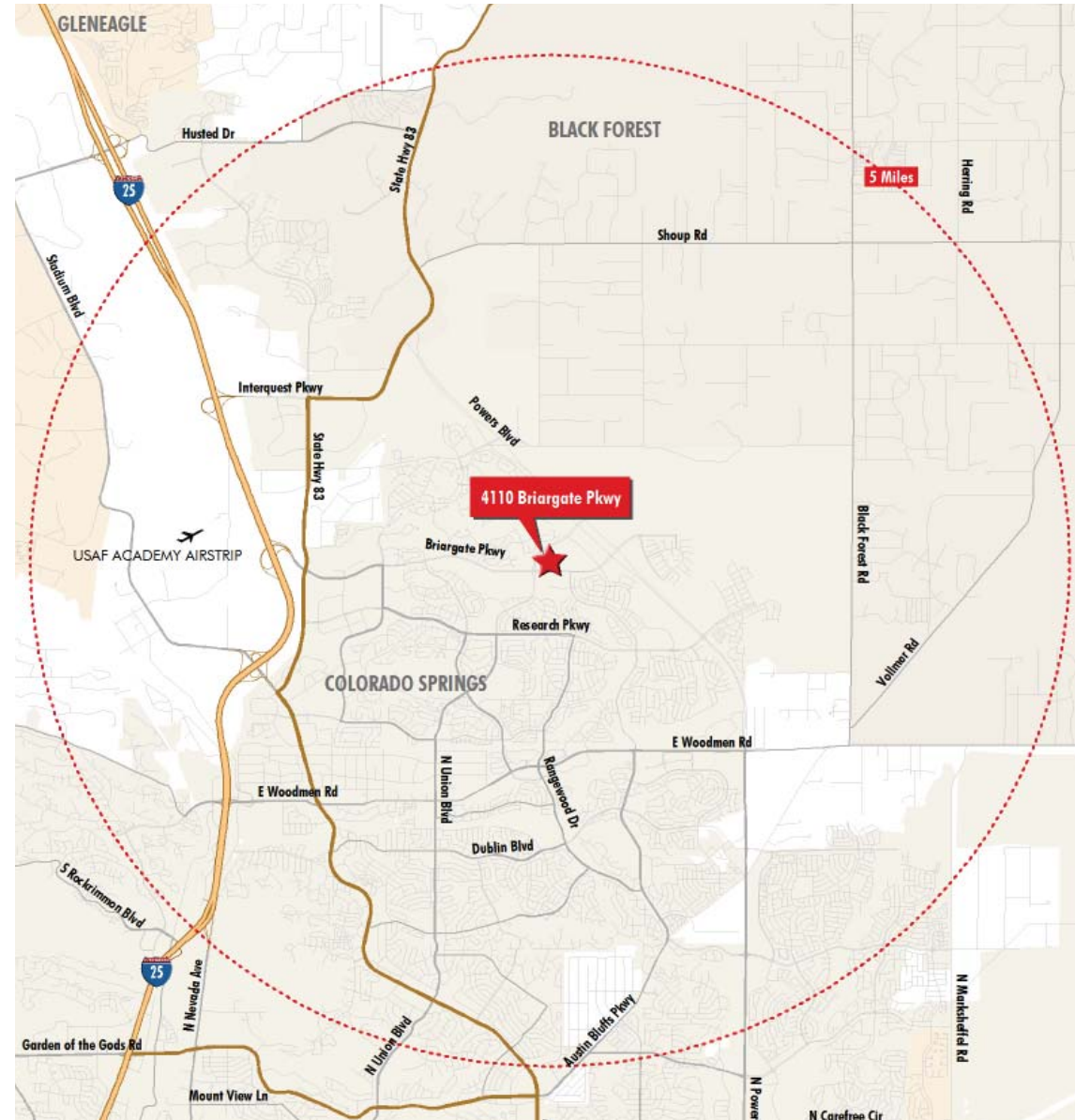


OFFICE
SPACE
FOR LEASE

MEMORIAL NORTH MEDICAL OFFICE

BUILDING ONE :: 4110 BRIARGATE PKWY. :: COLORADO SPRINGS, CO



2009 DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION:	13,330	61,467	134,472
AVERAGE HH INCOME:	\$100,583	\$84,784	\$81,585
TRAFFIC COUNTS			
BRIARGATE PARKWAY (AT UNION):			10,601 VPD
UNION BOULEVARD (AT BRIARGATE):			5,910 VPD

Source: City of Colorado Springs (2006)

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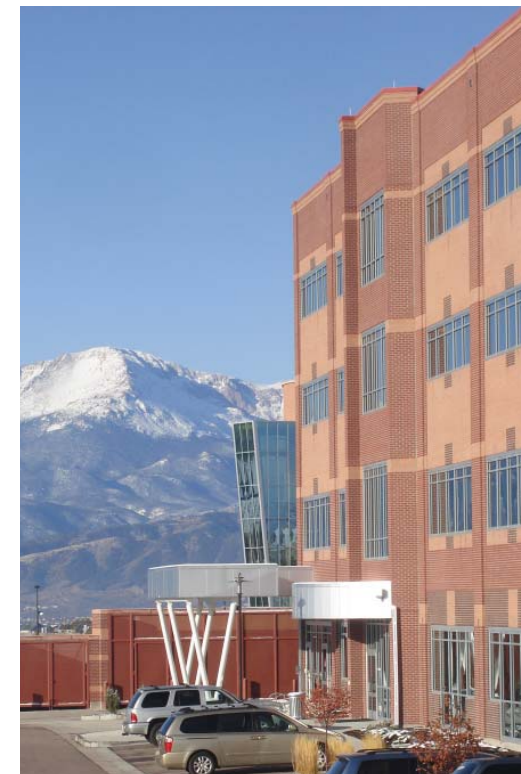
CBRE
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MEMORIAL NORTH MEDICAL OFFICE

BUILDING ONE :: 4110 BRIARGATE PKWY. :: COLORADO SPRINGS, CO



LOCATED ON THE CAMPUS OF MEMORIAL NORTH HOSPITAL

FEATURES:

- Class A Medical Office Building Located in Northern Colorado Springs
- Located on Briargate Parkway between I-25 and Powers Boulevard
- Access to over 50% of the metro population within a 15 minute drive
- Adjacent to the new state of the art Memorial Hospital facility
- On-Site ambulatory surgery center
- Full after-hours facility access

EXISTING SPECIALTIES:

- Children's Eye Center
- Endoscopy & Gastroenterology
- General & Vascular Surgery

BUILDING SIZE:

117,628 SF

NNN:

Market rates

AVAILABLE:

44,100 SF available
32,674 SF contiguous on 3rd floor

TERM:

5 - 10 years

LEASE RATE:

\$17.00-\$20.00/SF NNN

**FOR MORE
INFORMATION
PLEASE CONTACT**

Jecoah E. Byrnes, CCIM

Leasing Associate

720.528.6306

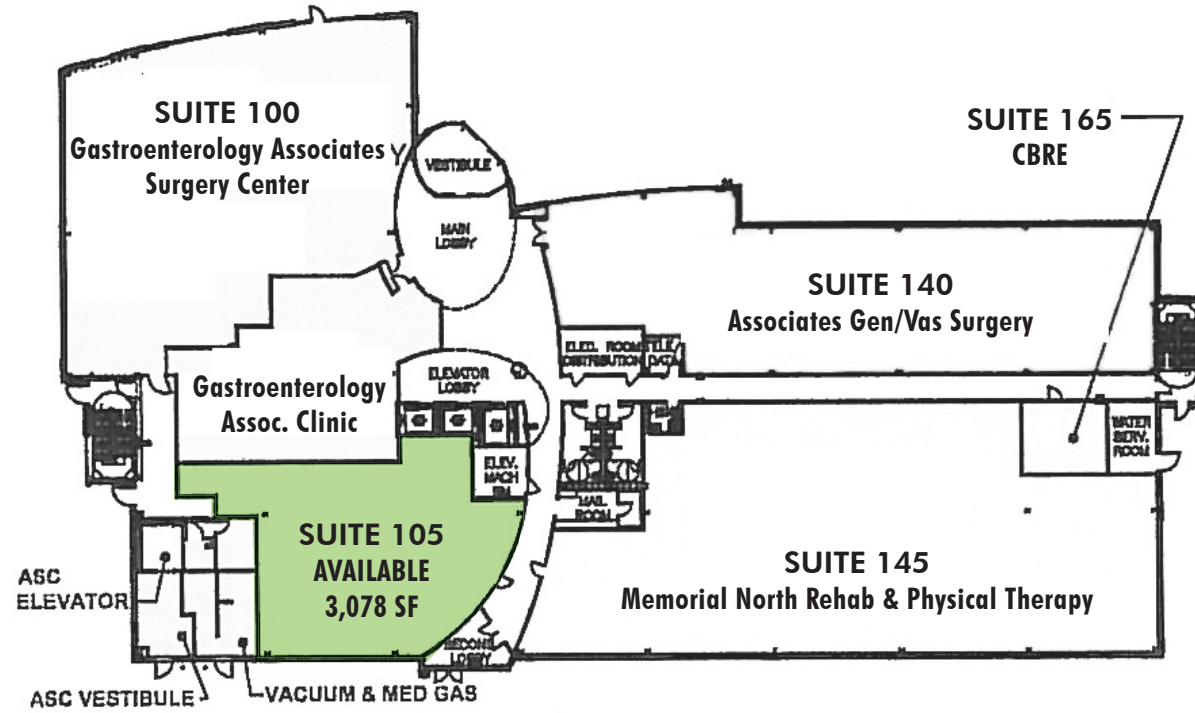
jecoah.byrnes@cbre.com

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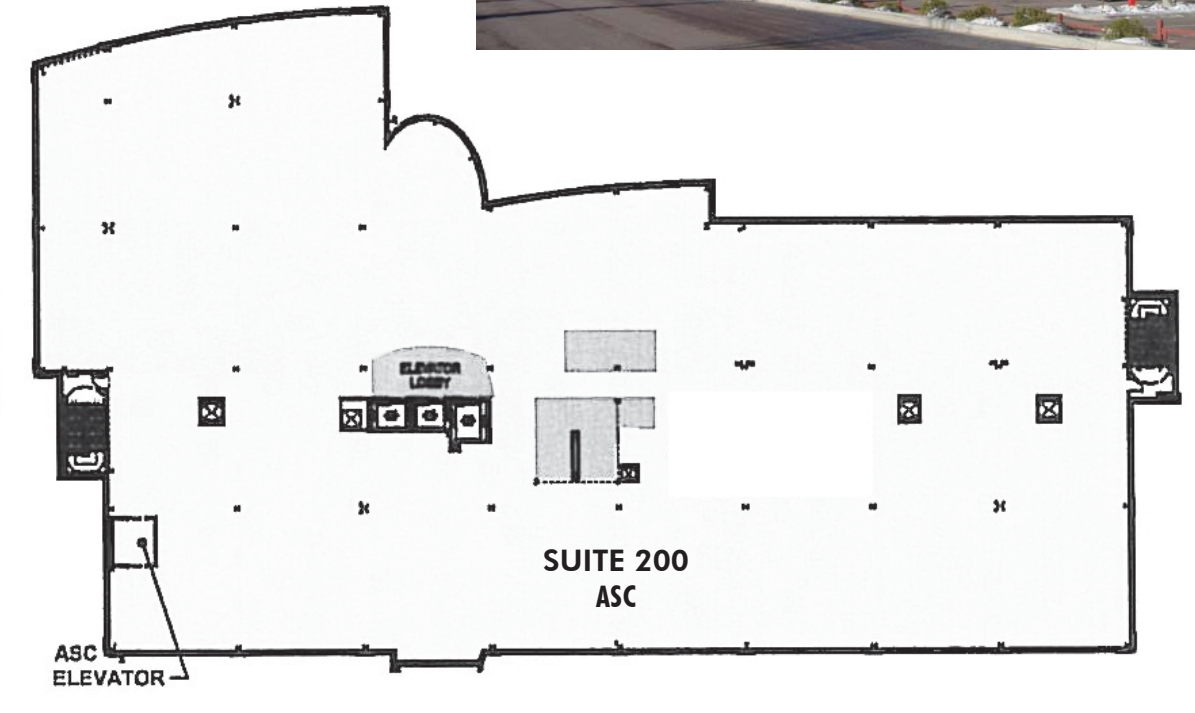
OFFICE
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MEMORIAL NORTH MEDICAL OFFICE

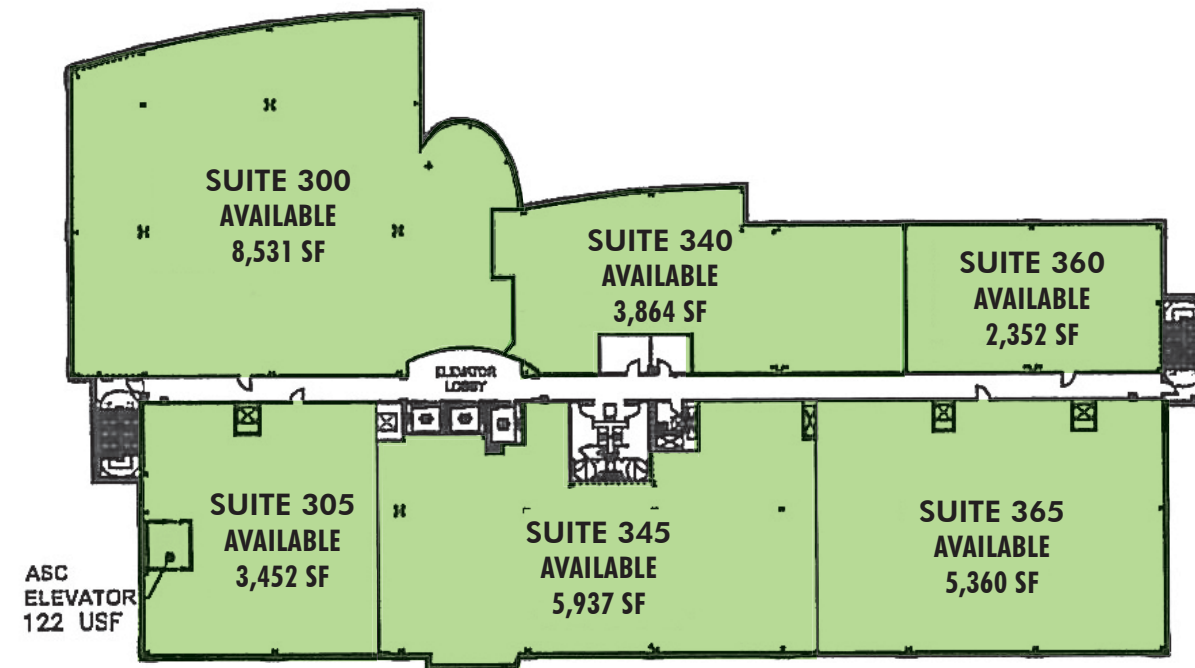
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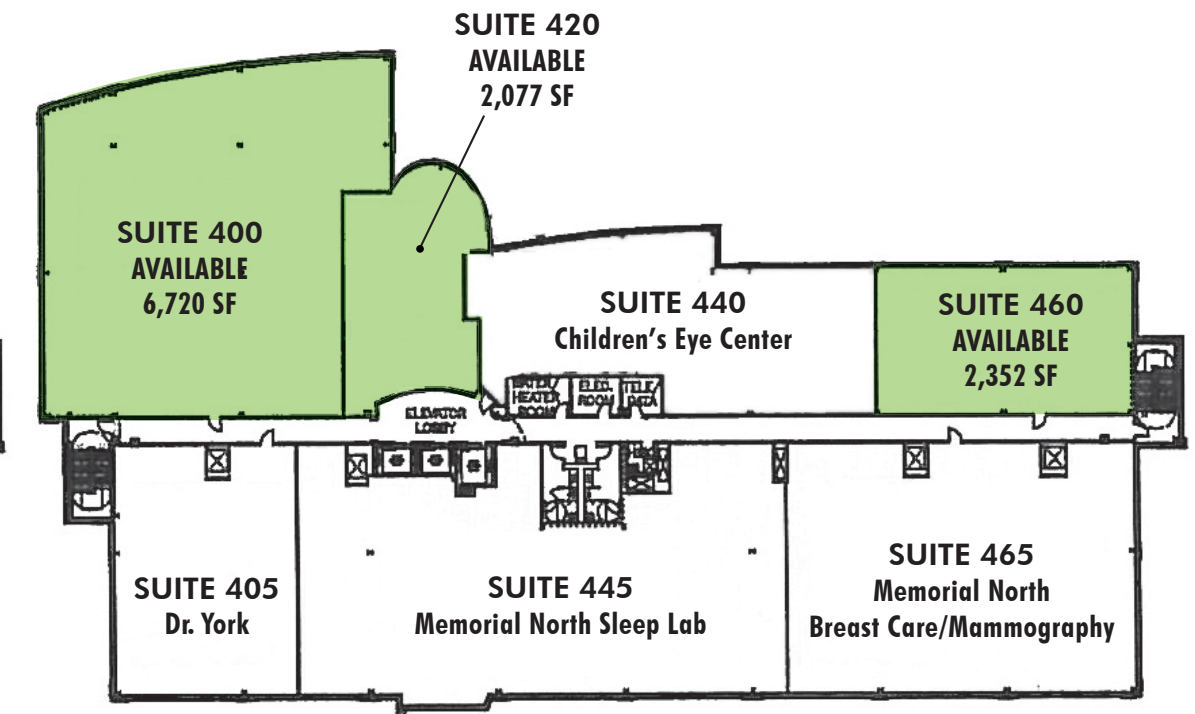
1 FIRST FLOOR PLAN
A1 N.T.S.



2 SECOND FLOOR PLAN
A1 N.T.S.



3 THIRD FLOOR PLAN
A1 N.T.S.



4 FOURTH FLOOR PLAN
A1 N.T.S.