



1975 RESEARCH PARKWAY | COLORADO SPRINGS

CORPORATE POINTE

- Available Space:

Suite 125	1,581 RSF
Suite 230	3,301 RSF
Suite 245	4,781 RSF
Suite 250	21,500 RSF
Suite 325	3,868 RSF
- Lease Rate: From \$19.00-\$20.00 per RSF NNN
- Expenses: \$9.00/RSF (2020 est.)
- 4.6 Parking Spaces per 1,000 RSF
- Constructed in 1998

Situated within the prestigious Briargate corporate campus, Corporate Pointe is ideally located to attract the region's top talent. Tenants can enjoy access to premier retail, world-class corporate neighbors, and proximity to in-demand schools and housings. Corporate Pointe has all the flexibility your company needs to grow and the right amenities to help you thrive. Let's introduce you to life at Corporate Pointe.

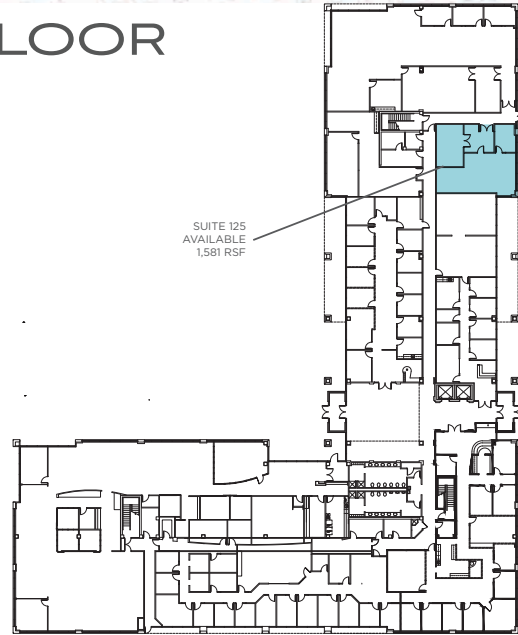
Broe
Real Estate Group



LET US INTRODUCE YOU TO LIFE AT CORPORATE POINTE

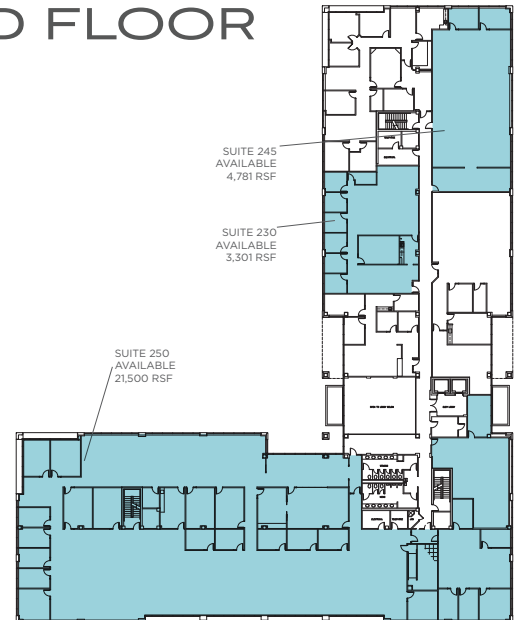
FIRST FLOOR

CLICK TO ENLARGE



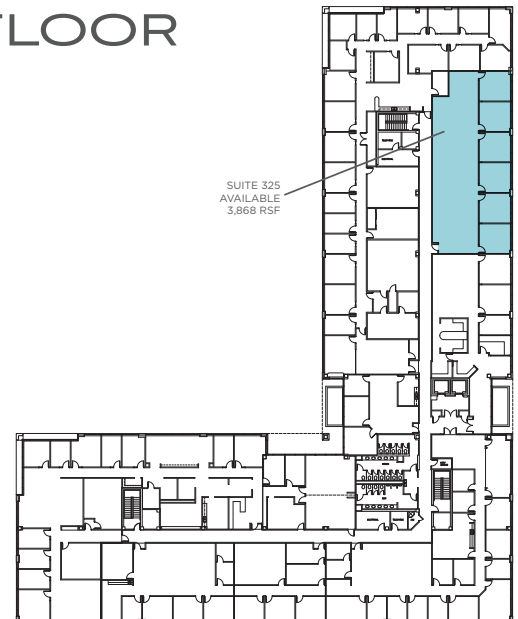
SECOND FLOOR

CLICK TO ENLARGE



THIRD FLOOR

CLICK TO ENLARGE



YOUR NEIGHBORS

CORPORATE

- > T. ROWE PRICE, USAA, WELLS FARGO, KAISER PERMANENTE
- > LOCKHEED MARTIN, CHALLENGER HOMES, U.S. POST OFFICE

RETAIL & SERVICES

- > THE PROMENADE SHOPS AT BRIARGATE
- > THE HIGHLANDS AT BRIARGATE & PINE CREEK VILLAGE
- > APPLE, ANTHROPOLOGIE, PIER 1 IMPORTS, GAP & MORE
- > STARBUCKS, CHUY'S TEX MEX, SMASHBURGER, BIAGGI'S & MORE

YOUR TALENT BASE

LOW UNEMPLOYMENT & GROWING POPULATION

- > #4 BEST MID-SIZED CITY FOR NEW GRADS
- > 53,000+ VETERANS
- > 3.6% UNEMPLOYMENT

HIGHLY SKILLED WORKFORCE

- > #5 MOST EDUCATED CITY
- > 38% OF RESIDENTS HAVE A BACHELOR'S DEGREE



PRIME ACCESS TO THE BEST THE FRONT RANGE HAS TO OFFER



Broe

Real Estate Group

Broe Real Estate Group recently purchased a three-building portfolio in Briargate, which presented a compelling value add investment opportunity and have invested significant capital to improve common areas, landscaping and building systems.

EXCLUSIVE LEASING AGENTS

CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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GETTING HERE

