

BRIARGATE TECH



Briargate Tech is comprised of two 47,696 RSF single story office-flex buildings. The building's configuration maximizes the window line providing substantial natural light and sweeping views of the Front Range. Deep bay depths allow for efficient use of the space for either open office or hard-wall configuration. With no common areas the buildings maximize efficiency and provide lower occupancy costs. The buildings are located in the heart of the Briargate Business Campus, Colorado Springs' premier business park. Totalling 450 acres of office supported by retail, and in close proximity to residential development and Memorial Hospital, the park is directly accessed off I-25 and provides for an ideal live-work-play environment. The Campus is also easily accessed from Denver, approximately 45 minutes to the north, and Colorado Springs' CBD, 15 minutes to the south.

For more information, please contact:

Greg Phaneuf
Principal
+1 719 418 4064
gphaneuf@coscommercial.com

LINCOLN
PROPERTY
COMPANY

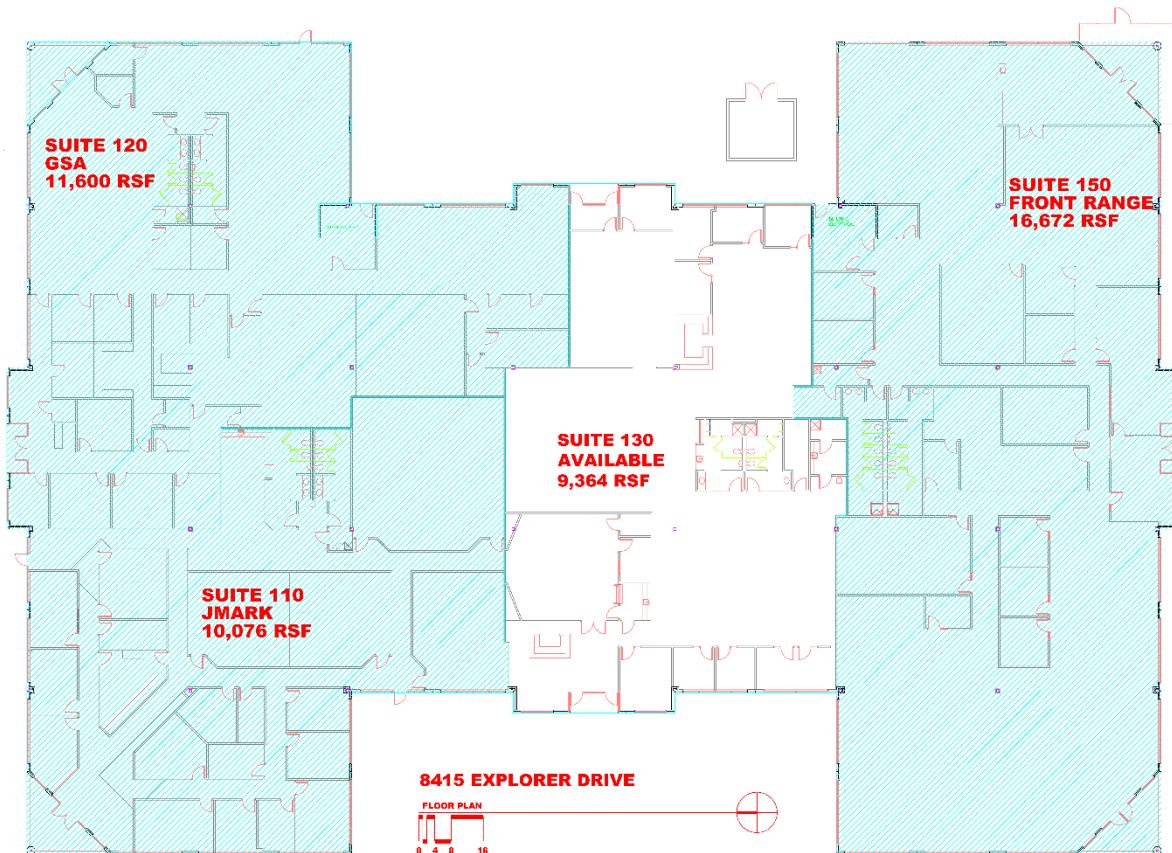
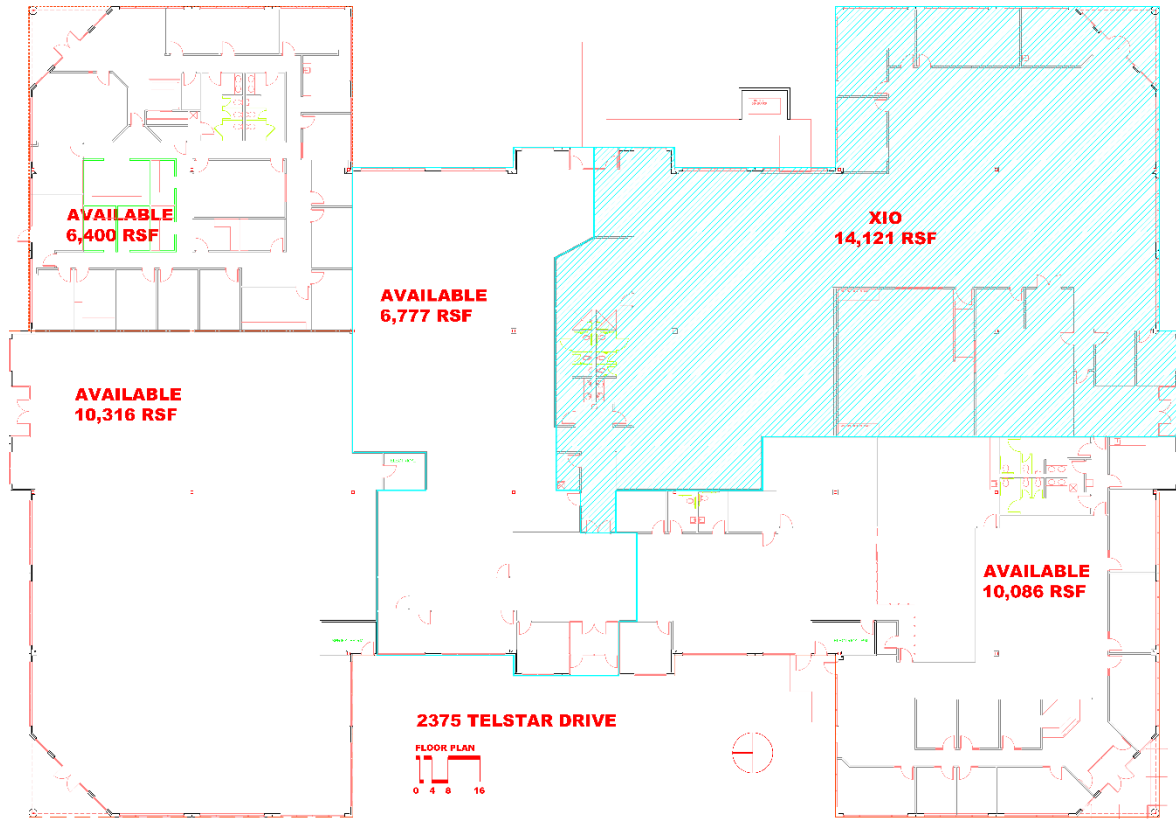
2 North Cascade Avenue, Suite 520
Colorado Springs, CO 80903
phone: +1 719 634 1500
coscommercial.com

BUILDING FEATURES

LOCATION	I-25 and Briargate Parkway Interchange
PROJECT SIZE	Each building measures 47,696 RSF
AVAILABLE SPACE	2375 Telstar: 33,579 RSF 8415 Explorer: 9,364 RSF
LEASE RATE	\$13.00 per RSF NNN
EXPENSES	\$6.73 per RSF (2017 estimate) Janitorial and general maintenance excluded
TENANT IMPROVEMENTS	Negotiable
LOAD FACTOR	Nominal; no common areas
PARKING	5 spaces per 1,000 RSF
YEAR CONSTRUCTED	1997
FIBER PROVIDER	Century Link

BENEFITS OF BRIARGATE BUSINESS CAMPUS & BRIARGATE TECH CENTER

- ▶ Briargate Business Campus is a 450 acre, master-planned business park with strict CC&R's and is the premier business campus in Colorado Springs
- ▶ Corporate neighbors include T Rowe Price, California Casualty, USAA, T-Mobile, Wells Fargo, Zurich Insurance and United Healthcare
- ▶ Proximity to amenities including daycare, restaurants, dry cleaners, banks, YMCA, post office and hotels.
- ▶ Single-story building efficiency
- ▶ Exceptional mountain views
- ▶ Institutional ownership
- ▶ Local management





Corporate Neighbors

- T. Rowe Price
- USAA
- California Casualty
- Focus on the Family
- US Post Office
- T-Mobile
- Wells Fargo
- Zurich Insurance
- Kaiser Permanente
- Challenger Homes
- Quantum Corporation
- Cherwell
- Lockheed Martin
- X-IO Technologies

Services

- A. The Promenade Shops at Briargate**
 - Anthropologie
 - Apple
 - Gap
 - Jos. A. Bank
 - Pier 1 Imports
 - Pottery Barn
 - Williams Sonoma
 - Biaggi's
 - P.F. Chang's
 - Panera
 - Starbucks
 - Ted's Montana Grill
 - Jos. A. Bank
- B. Pine Creek Village Center**
 - Salsa Bravo
 - La Reve Day Spa
 - Complete Chiropractic
 - Marco's Pizza
 - Pine Creek Dental
 - Glow
 - Lanshing Café
 - Lulu's Yogurt
 - Elements Massage
 - Azure
 - Dry Cleaning
 - Back East Bar & Grill
 - City Library

For more information, please contact:

Greg Phaneuf
Principal
+1 719 418 4064
gphaneuf@coscommercial.com



2 North Cascade Avenue, Suite 520
Colorado Springs, CO 80903
phone: +1 719 634 1500
coscommercial.com