

OFFICE FOR LEASE



CENTRE AT BRIARGATE 7606 & 7608 N. UNION BLVD. COLORADO SPRINGS, CO 80920

The Centre at Briargate is a 23,543 square foot, 2 building, attractive medical or general office complex situated on a well-landscaped 3-acre site.

Located at the busy intersection of North Union and Briargate Boulevards, the Centre at Briargate is surrounded by the 9,600 acre upscale residential master planned community of Briargate. Immediate nearby amenities include a gym, 1st Bank, fast food, sit down restaurants and the Chapel Hills Mall.

HIGHLIGHTS

- ◆ Join medical doctor, dentist, mortgage company, insurance, outpatient rehabilitation, real estate, asthma specialist, to name a few.
- ◆ Private Entrances.
- ◆ Campus-like setting.
- ◆ Signage on Street.
- ◆ Excess Parking.
- ◆ Colorado Springs ranked 7th Best in West for Small Business.
- ◆ Colorado Springs ranked in top 15 "Cleanest Cities" in US.

1,222 - 2,611 square feet

\$11.50 PSF NNN

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	23,543	SITE SIZE	3 acres
YOC	1986	PARKING	Surface
MATERIALS	Wood/Brick	ZONING	Medical
CAM (2018)	\$5.45	TAXES (2018)	\$33,019.37

DEMOGRAPHICS (2017)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	12,279	94,720	201,189
Households	5,062	35,296	76,364
Median Income	\$72,834	\$83,730	\$76,539

FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM—303/692/1816
6565 S. Dayton St., Suite 3000,
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



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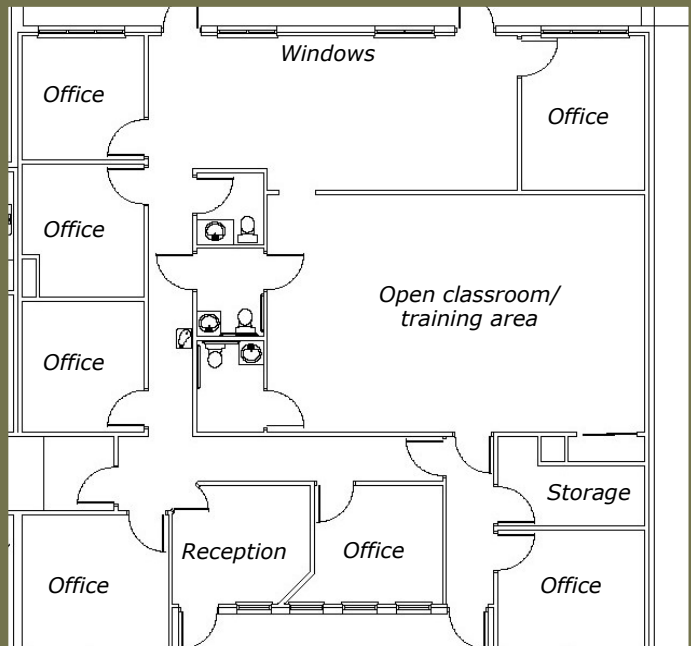


\$11.50 psf NNN

Rent:	\$2,502.21
CAM \$5.45:	\$1,185.83
Total:	\$3,688.04

7 offices, restrooms, storage, reception and open classroom/training area

**7606 N. Union Blvd., Suite E
2,611 square feet**

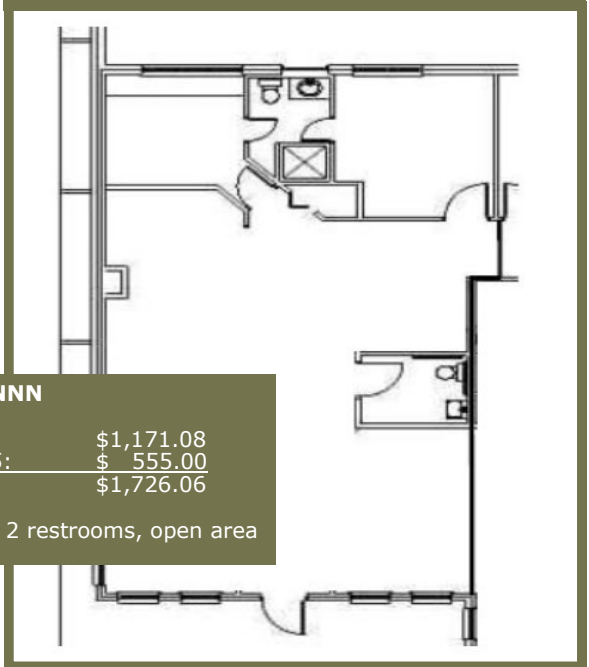


**7608 N. Union Blvd., Suite E
1,222 square feet**

\$11.50 psf NNN

Rent:	\$1,171.08
CAM \$5.45:	\$ 555.00
Total:	\$1,726.06

Two offices, 2 restrooms, open area



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.