

BRIARGATE VIEWS

NEW CLASS A OFFICE DEVELOPMENT

2460 RESEARCH PARKWAY | COLORADO SPRINGS, CO 80920



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THE
OPPORTUNITY

02

THE
LOCATION

03

THE
BUILDING

04

BRIARGATE

01

THE OPPORTUNITY

THE OPPORTUNITY

Briargate Views is the premier solution for state-of-the-art office space for companies located in the Colorado Springs market. The Class A building is thoughtfully designed to the highest standards and provides:



Up to 60,000 square feet of newly constructed Class A Office Space.



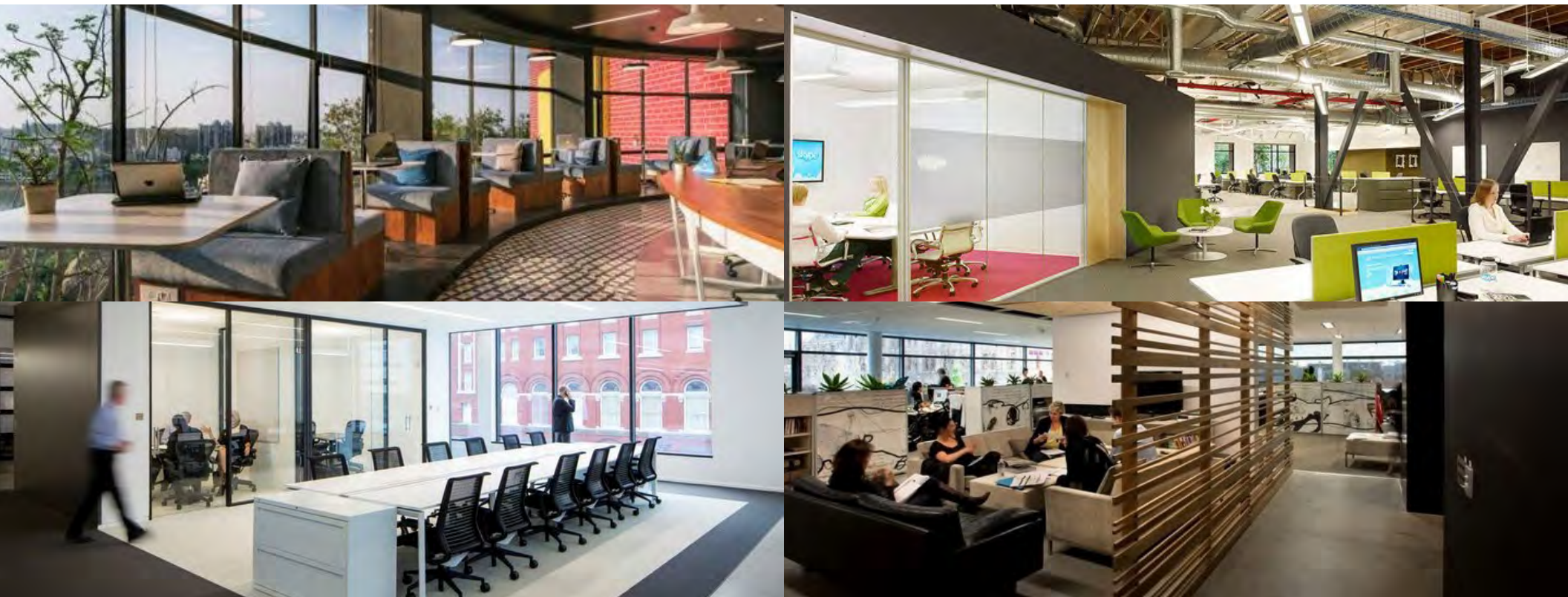
A location in the heart of Briargate Business Campus with easy access to trails, retail, and hotels.



Flexible layouts to maximize collaboration and operational efficiencies.



Ability to attract from the affluent and high-growth Northeast Colorado Springs market and surrounding communities.



02

THE LOCATION

AMENITIES AERIAL

The building is located just east of I-25 & Briargate Parkway, with multiple access points from Research Parkway and Dynamic Drive. The site's layout provides direct access for patient parking and expansive parking. The property is located in the Briargate Business Campus ("The Campus"), which is the highest quality business park in Colorado Springs. The Campus includes 2.3 M square feet of office space with approximately 9,000 employees, 300 Class A luxury apartment units with an additional 200 currently under construction. The premier Colorado Springs retail lifestyle retail centers consisting of 300,000 square feet of shops including Apple & Express.



PIKES PEAK VIEW



SITE AERIAL





03

THE BUILDING



THE BUILDING

The building will consist of up to 60,000 square feet of Class A Office space in the Briargate Business Campus. The thoughtfully designed building highlights the unique Colorado environment with maximum glass and views to create a creative and energized environment.

- Large block of custom build-to-suit suites, ranging in size from 2,000 to 60,000 square feet and up
- Expansive parking
- Light filled open atrium with maximum volume and glass
- Tenant specific branding and design options to maximize building presence
- Outdoor gathering space



PARKING

The building will have approximately 350 parking spaces. With access to the building from multiple sites, the distance from the lot to building is minimized.



PRICING

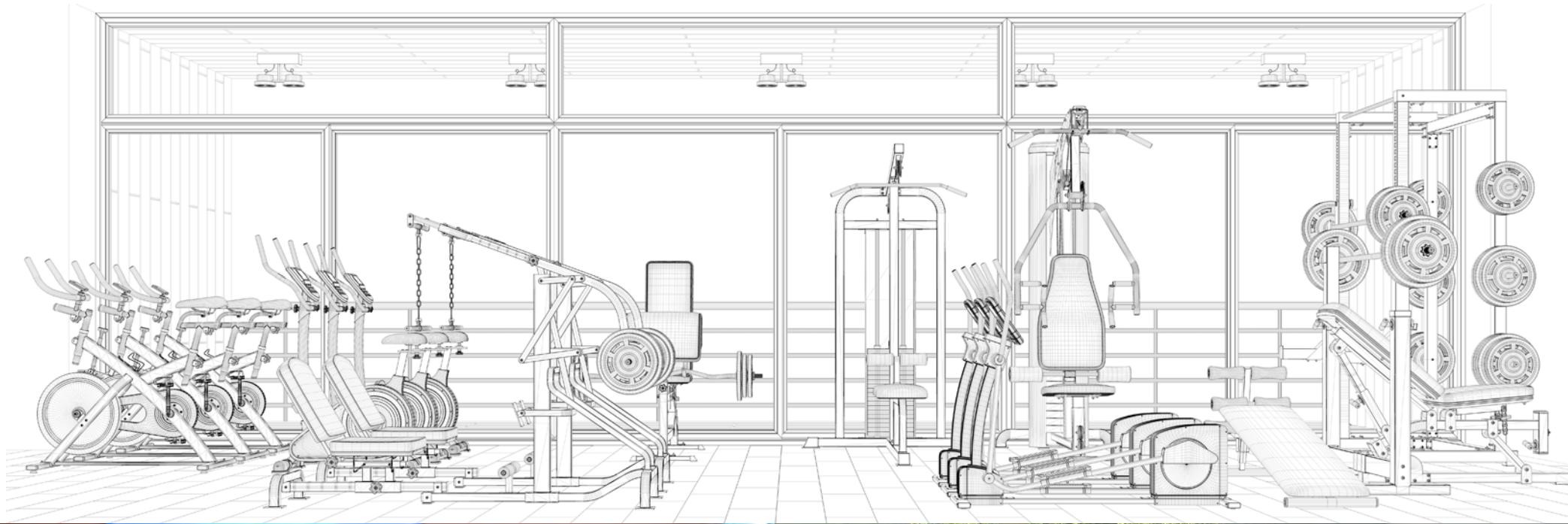
\$22.00/SF, NNN

\$40.00 TI Allowance

INTERIOR FINISHES — CONCEPTUAL



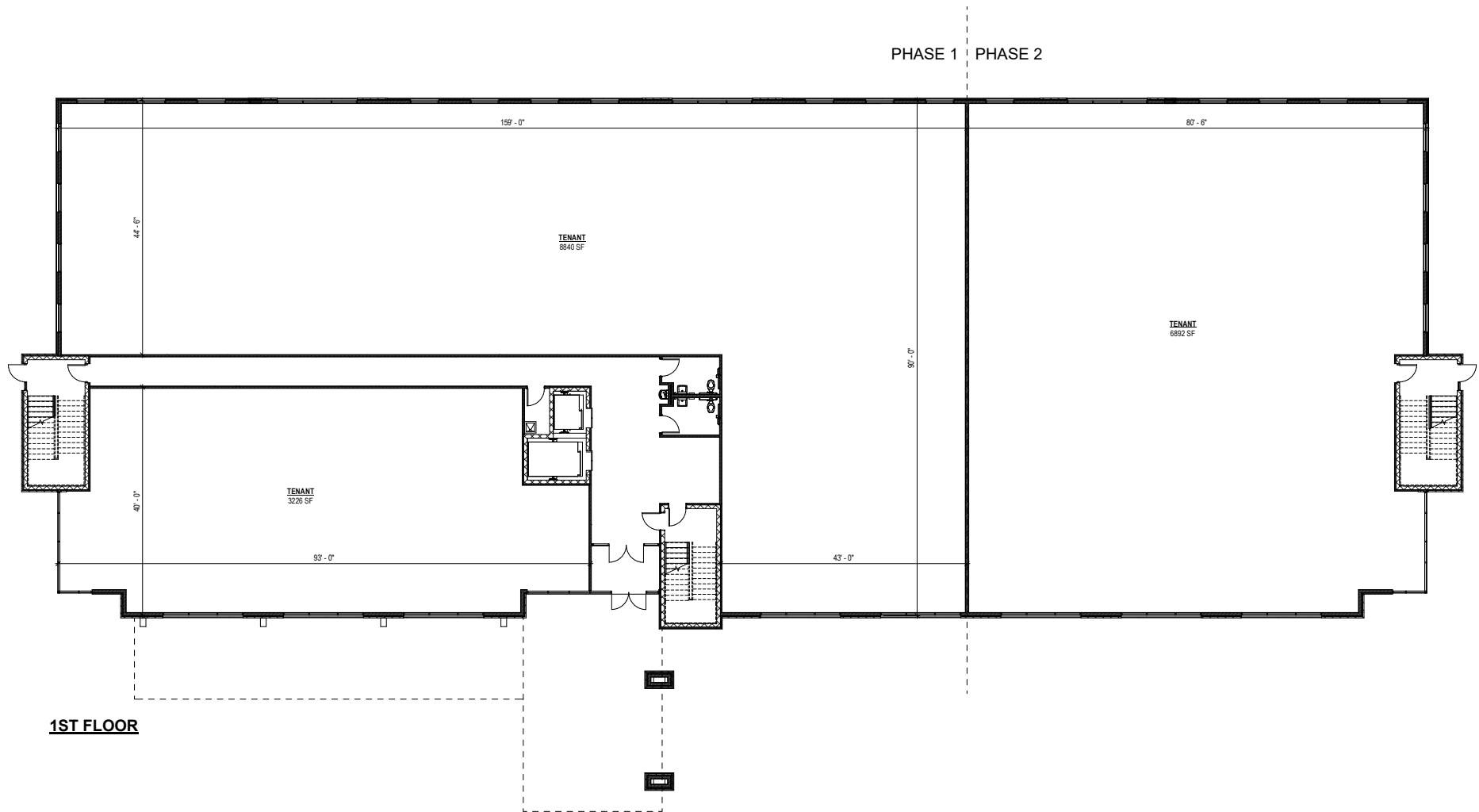
FITNESS CENTER, CONFERENCE SPACE & OUTDOOR SEATING — CONCEPTUAL



SITE PLAN — CONCEPTUAL



CONCEPTUAL FLOOR PLAN



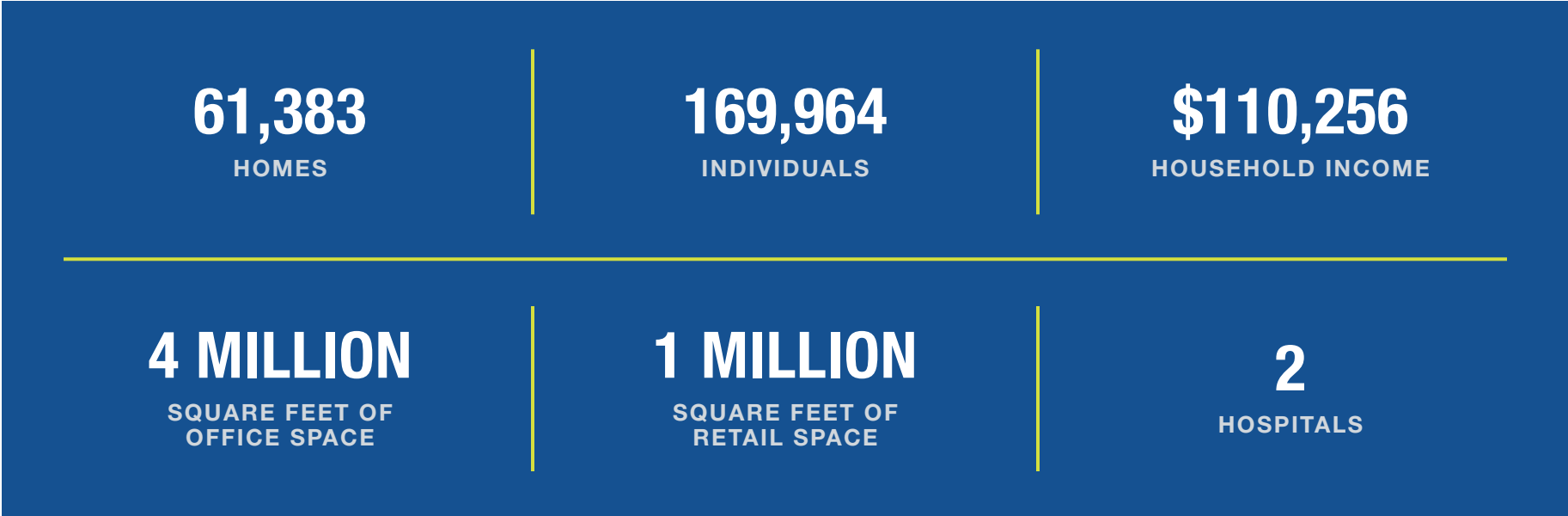
04

BRIARGATE

BRIARGATE

Encompassing 9,600 acres, Briargate is a community that, at its core, is focused on quality of life. With towering views of the Rocky Mountains and a curated vision of the future, Briargate was developed to provide great schools, open spaces, social & cultural outlets, a wide range of housing, and the highest quality office, medical & retail projects. The result is a true community that embodies Colorado Springs.

BY THE NUMBERS (5 MILE RADIUS)



BRIARGATE BUSINESS CAMPUS

With 420 acres of master planned and covenant controlled properties, the Briargate Business Campus is the premier commercial development in Colorado Springs. Companies like USAA, T. Rowe Price, T-Mobile, Wells Fargo & California Casualty call Briargate Business Campus home and enjoy easy access to I-25, numerous local amenities, and restaurants. The Briargate Business Campus is home to 9,000 employees on a daily basis.

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