



2375 TELSTAR & 8415 EXPLORER | COLORADO SPRINGS

BRIARGATE TECH

Enjoy the efficiency of a single-story layout within Colorado Springs' premier business campus. Briargate Tech offers institutional ownership and local management in one of the most amenity-rich communities along the Front Range. With world-class corporate neighbors and stunning mountain views, Briargate Tech is perfectly situated to attract top talent from Colorado Springs and Denver. Find your company's new home at Briargate Tech.

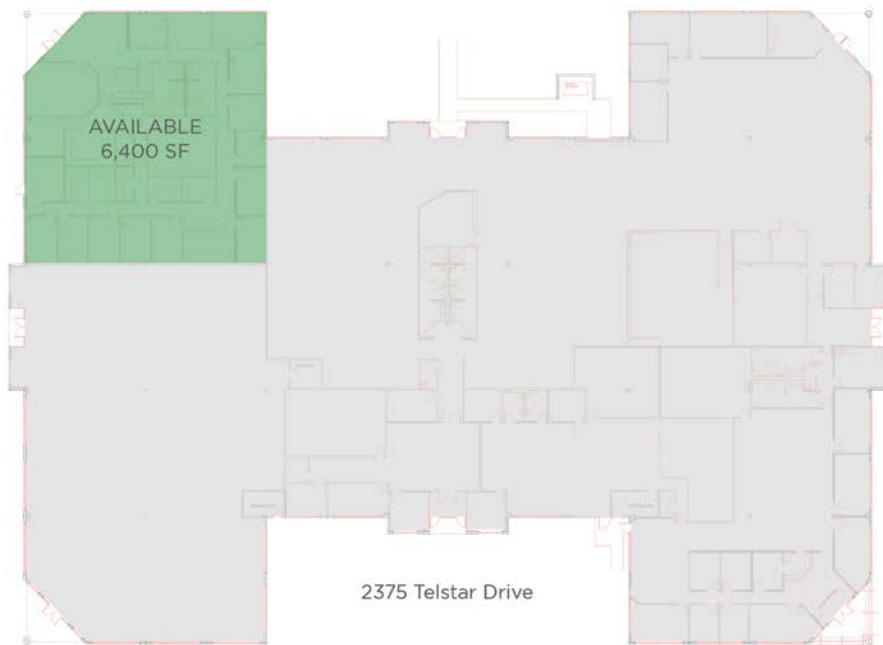
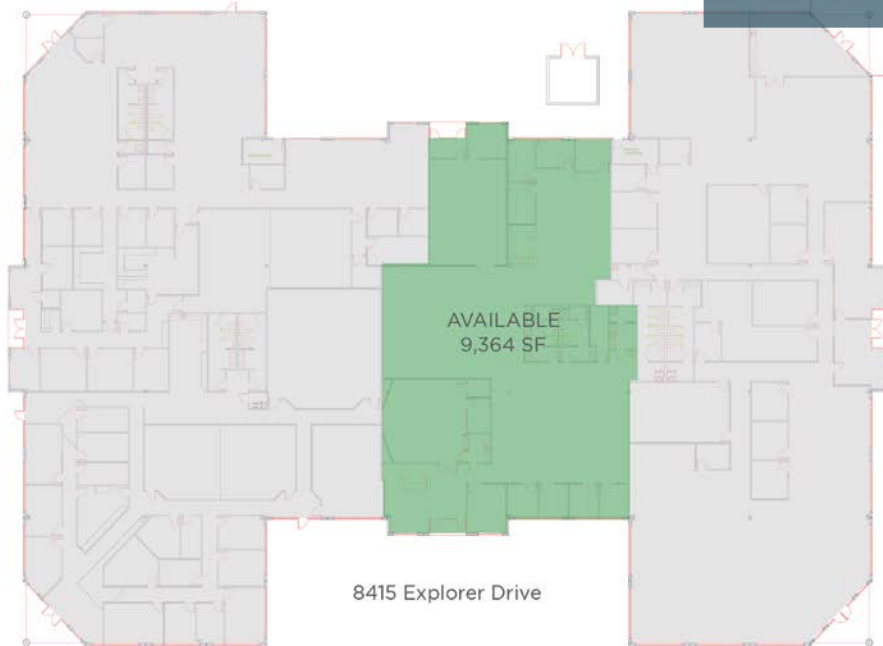


- › Available for Lease:
EXPLORER: 9,364 RSF
TELSTAR: 6,400 RSF
- › Lease Rate:
\$13.50 to \$14.00 per RSF NNN
- › Expenses (2018 Estimate):
\$8.99 per RSF
- › 5 Parking Spaces per 1,000 RSF
- › Constructed in 2008

FIND YOUR COMPANY'S NEW HOME AT BRIARGATE TECH

YOUR OFFICE SPACE

6,400 OR 9,364 RSF AVAILABLE WITHIN SINGLE-STORY BRIARGATE TECH BUILDINGS AVAILABLE FOR \$13.50 - \$14.00 PER RSF NNN WITH NEGOTIABLE OPTIONS FOR TENANT IMPROVEMENT.



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 includes plans to invest significant capital to improve common areas, landscaping and building systems.

EXCLUSIVE LEASING AGENTS

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

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GETTING HERE

