



This high-profile Briargate Business Campus building is now offering 2<sup>nd</sup> floor space for sale or lease. This opportunity provides exceptional construction quality, state of the art technology, exceptional views, high-end hardwall finish & prime proximity to hotels and Shops at Briargate.


**1880 Office Club Pt – Units 3B & 3C**

<b>Size</b>	4,805 SF
<b>Asking Price</b>	\$770,000
<b>Lease Rate</b>	\$17.00 psf NNN
<b>Operating Expenses</b>	\$8.31 psf (2017 est.)

For more information, please contact:

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## AMENITIES

- Class A office space
- Common lobby and atrium
- Premium building services: concierge, phone answering, landscaping, janitorial, security monitoring, technology assistance
- Nine foot doors
- Oversized windows
- Golf course and mountain views
- Break room
- TI lines
- State-of-the-art building operating systems
- First-class/high-end image
- Free parking

## 1880 Office Club Pt – Units 3B & 3C

<b>Size</b>	4,805 SF
<b>Asking Price</b>	\$770,000
<b>Price per Square Foot</b>	\$160.25
<b>Lease Rate</b>	\$17.00 psf NNN
<b>Operating Expenses</b>	\$8.31 psf (2017 est.)
<b>Year Built</b>	1999
<b>Assessor's Parcel #</b>	6233202019 6233202020
<b>Zoning</b>	PBC

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