



1975 RESEARCH PARKWAY | COLORADO SPRINGS

CORPORATE POINTE

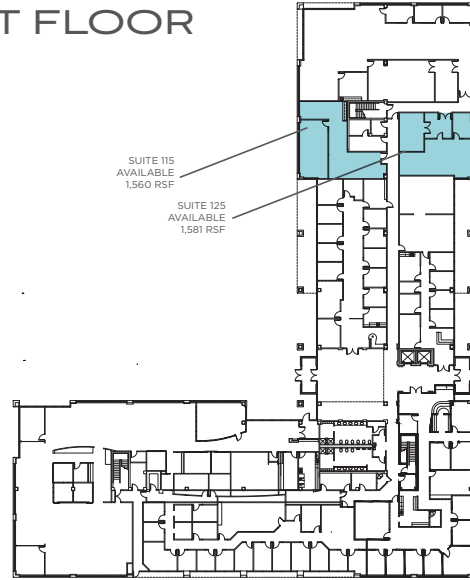
Situated within the prestigious Briargate corporate campus, Corporate Pointe is ideally located to attract the region's top talent. Tenants can enjoy access to premier retail, world-class corporate neighbors, and proximity to in-demand schools and housing. Corporate Pointe has all the flexibility your company needs to grow and the right amenities to help you thrive. Let's introduce you to life at Corporate Pointe.

- › 1,560 to 4,781 RSF Available for Lease (115,260 Total RSF)
- › Lease Rate: Contact broker
\$9.00 per RSF Expenses (2020 est.)
- › 4.6 Parking Spaces per 1,000 RSF
- › Constructed in 1998

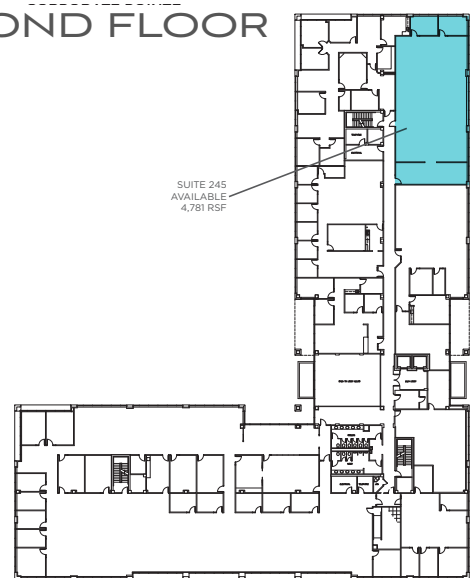


LET US INTRODUCE YOU TO LIFE AT CORPORATE POINTE

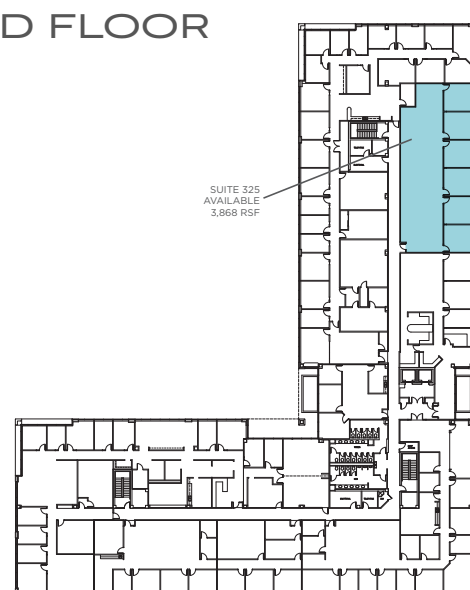
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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

