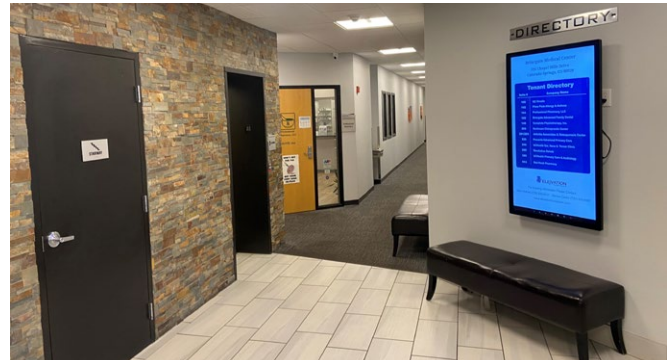
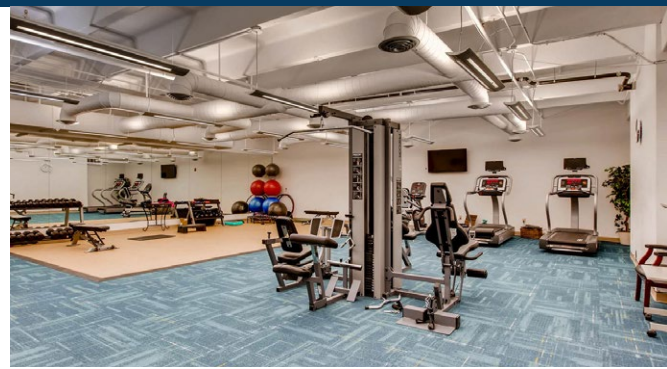
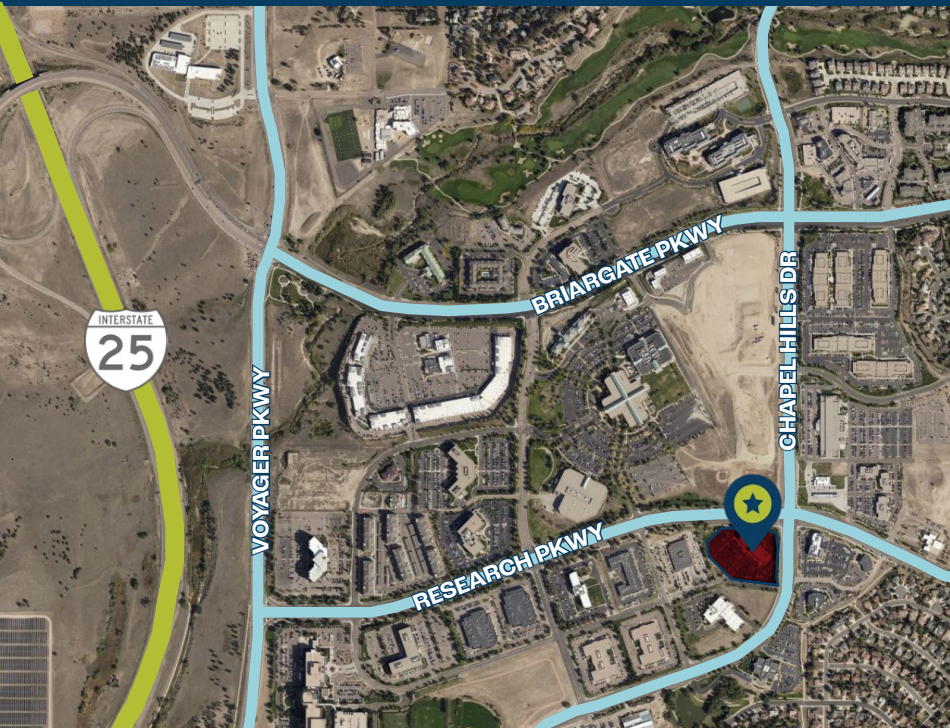




BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

CLASS A MEDICAL OFFICE FOR LEASE





BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

BUILDING SIZE:

62,532 SF

AVAILABLE SPACE:

Suite 101: 968 RSF

Suite 300: 7,242 RSF

Suite 303: 5,494 RSF

12,736 RSF

Suite 302: 831 RSF

Suite 13 (basement): 930 RSF

Suite 14 (basement): 2,519 RSF

LEASE RATE:

Floors 1-3: \$21.00/RSF NNN

Basement: \$10.00/RSF NNN

EXPENSES:

\$10.85 per RSF (2024 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

5.3 spaces per 1,000 RSF

NUMBER OF STORIES:

3 stories with basement

YEAR CONSTRUCTED:

1999



**CLASS A
MEDICAL
OFFICE SPACE**



**HIGH PARKING
RATIO
5.3:1,000 RSF**



**CLOSE TO
HOSPITALS &
M.O.B.S**



**BUILDING
FITNESS
CENTER**

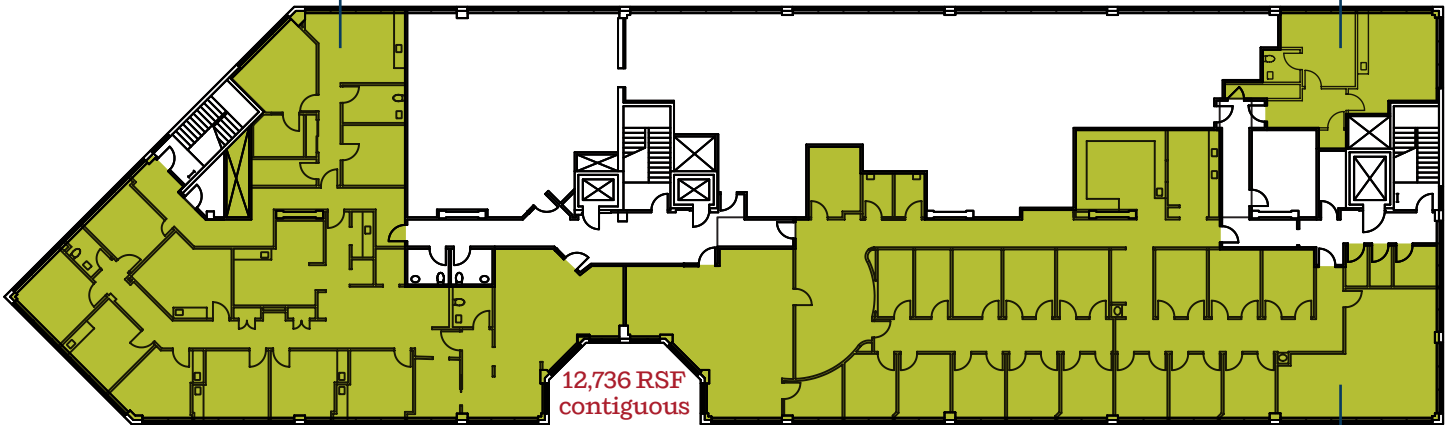


**BUILDING
CONFERENCE
ROOM**

THIRD FLOOR

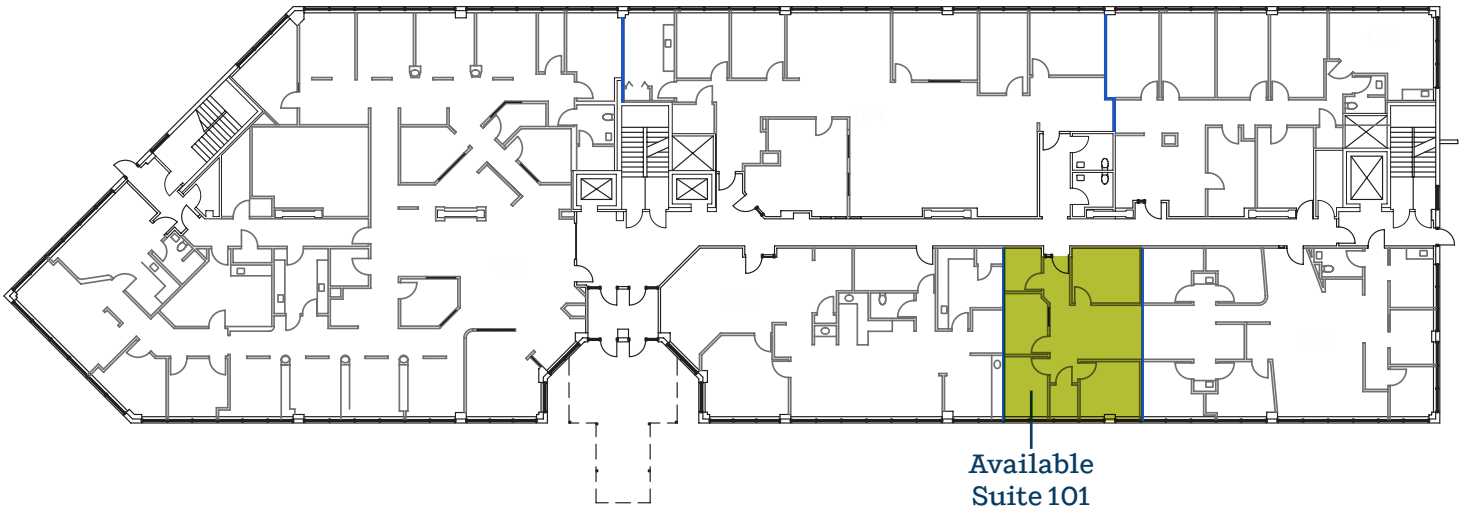
Available
Suite 303
5,494 RSF

Available
Suite 302
831 RSF



FIRST FLOOR

Available
Suite 300
7,242 RSF



BASEMENT LEVEL

Available
Suite 101
968 RSF



Available
Suite 13
930 RSF



MEDICAL DRIVE TIMES

- UCHealth Memorial North/Children's Hospital
6 Minutes
- UCHealth Interquest Medical Center
9 Minutes
- St. Francis-Interquest
10 Minutes
- UCHealth Grandview Hospital
10 Minutes
- St. Francis Medical Center
12 Minutes
- Penrose St. Francis Main
20 Minutes
- Memorial Hospital
25 Minutes

DRIVE TIMES

- Downtown Colorado Springs
20 Minutes
- Colorado Springs Airport
30 Minutes
- Metro Denver
45 Minutes

Centura Health

St. Francis – Interquest Orthopedic & Spine
72 beds

136,000 VPD

U.S. AIR FORCE ACADEMY
18,500 Acres

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