

BRIARGATE MEDICAL

4105 & 4125 BRIARGATE PARKWAY, COLORADO SPRINGS, CO



MEDICAL OFFICE
FOR LEASE



HEALTHCARE
REALTY



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

BRIARGATE MEDICAL

4105 & 4125 BRIARGATE PARKWAY, COLORADO SPRINGS, CO



LOCATION: Briargate Parkway and Union Boulevard,
across from Memorial North

**BUILDING
SIZE:** 81,000 RSF each

LEVELS: 3

**AVAILABLE
SPACE (4105):** SUITE 105: 1,124 RSF
SUITE 115: 1,379 RSF
2,503 RSF contiguous
SUITE 205: 3,953 RSF

LEASE RATE: From \$26.00 per RSF NNN

EXPENSES: 4105: \$14.17 per RSF (2024 estimate)

PARKING: 5 spaces per 1,000 RSF

Y.O.C.: 2008

Across from Memorial North & the new Children's Hospital

Easily accessed off I-25 via Briargate Parkway

Walk to the YMCA, Starbucks and other retail offerings

Spectacular Front Range views

High parking ratio

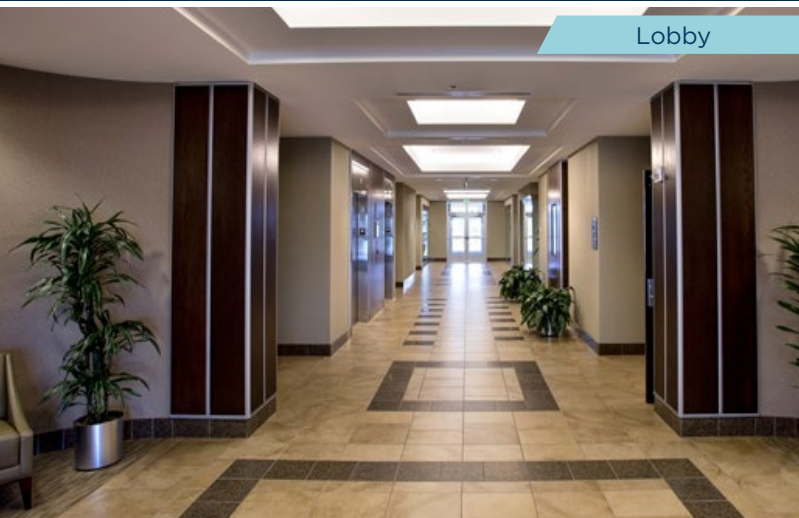
No medical use restrictions

Professional design and construction

Physician lounge

Building engineer on site

On-site pharmacy



Lobby



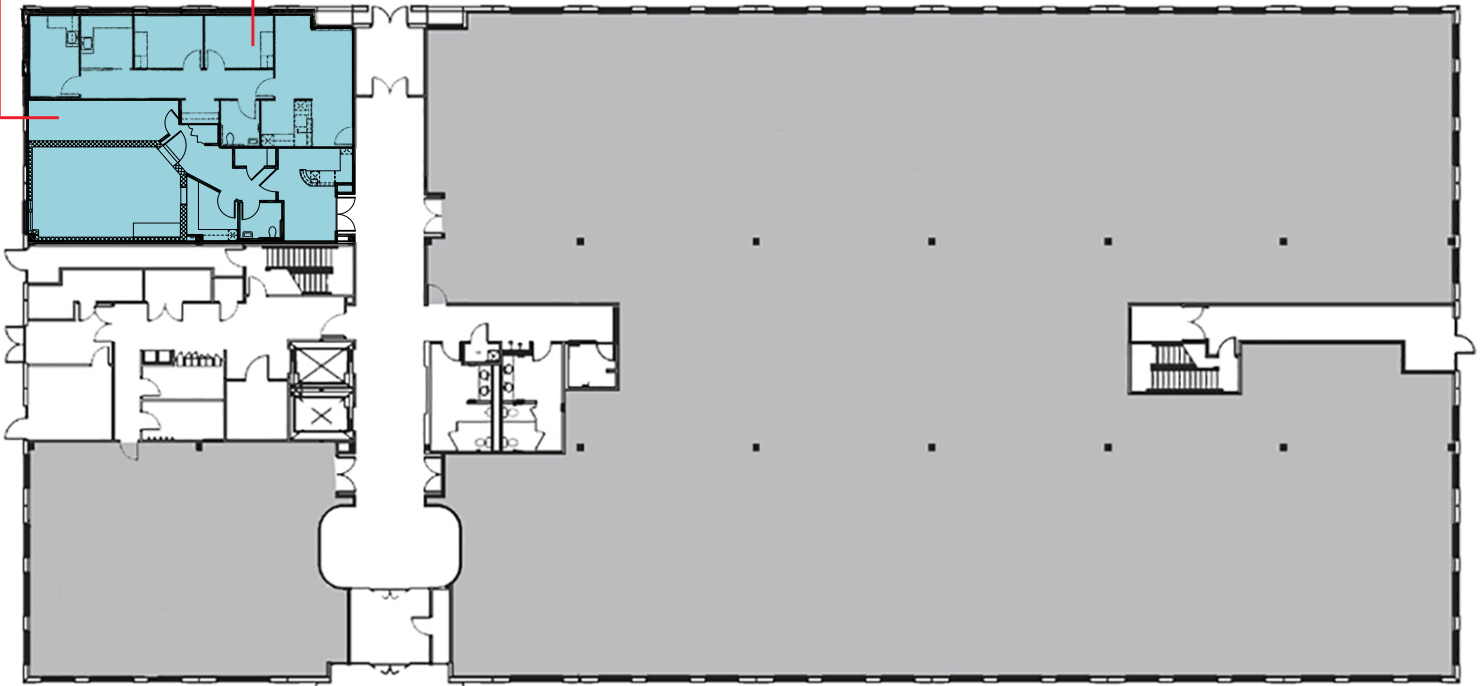
Physician Lounge

AVAILABLE
SUITE 115
1,379 RSF

AVAILABLE
SUITE 105
1,124 RSF

4105 1st Floor

2,503 RSF CONTIGUOUS



DOWNLOAD
SUITE 115

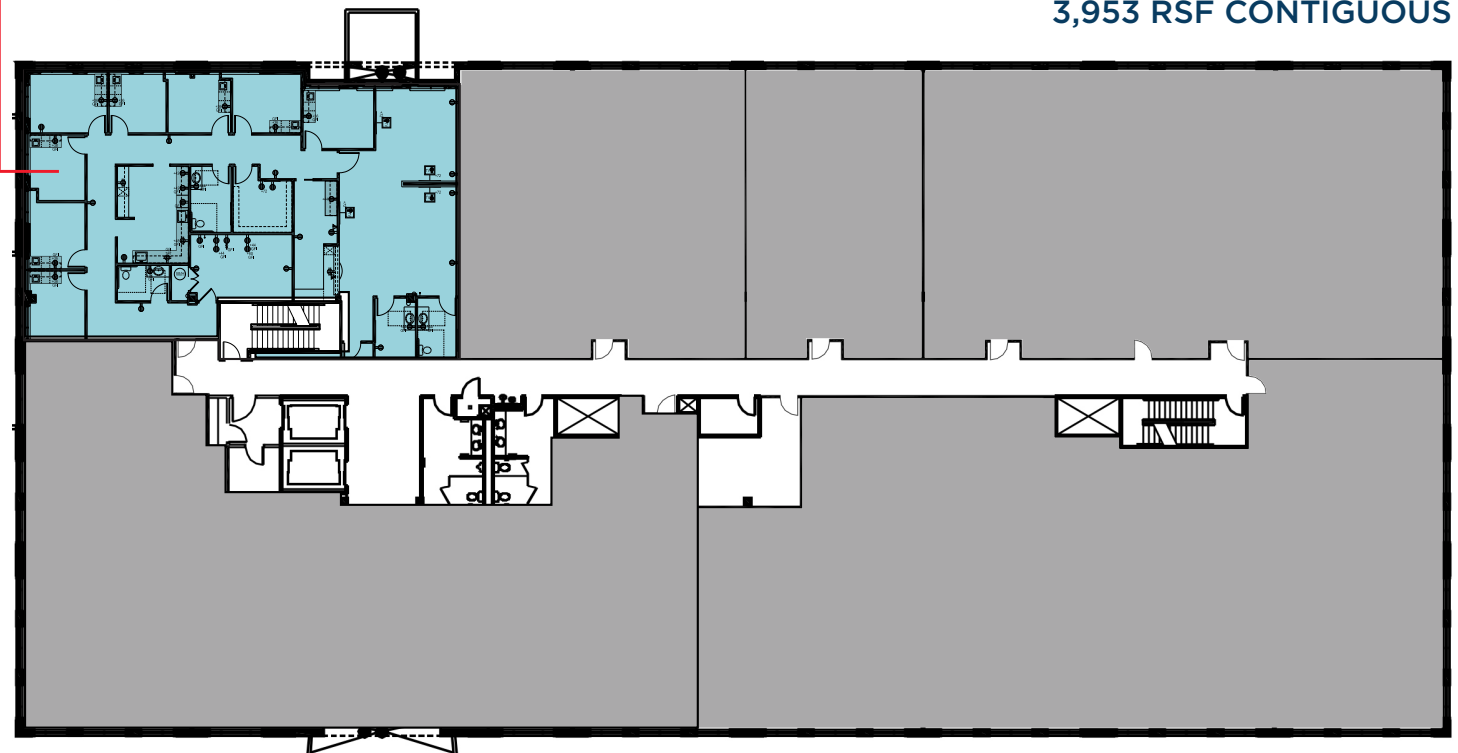


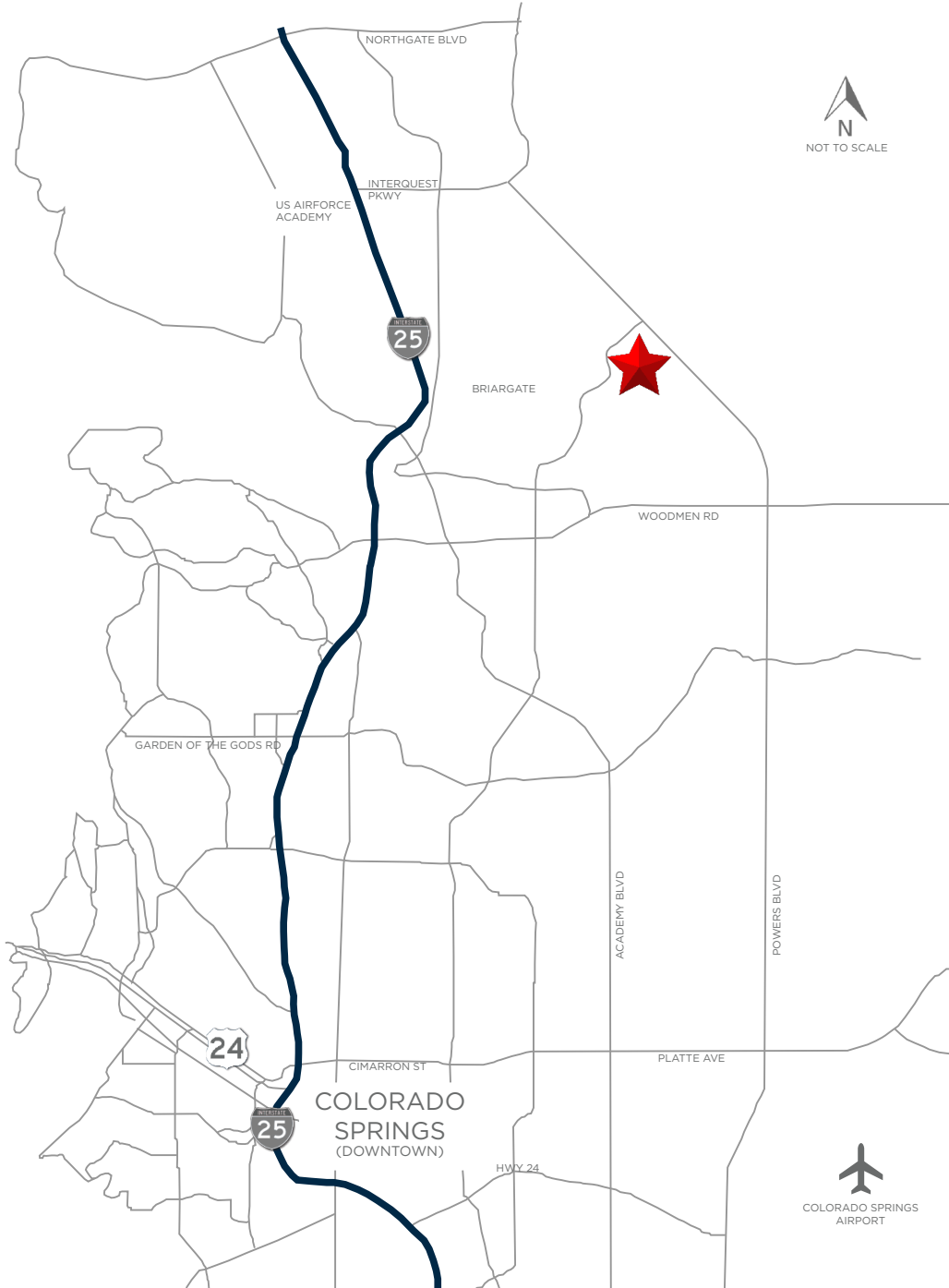
DOWNLOAD
SUITE 205

AVAILABLE
SUITE 205
3,953 RSF

4105 2nd Floor

3,953 RSF CONTIGUOUS





EXCLUSIVE LEASING AGENTS

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