



TURNKEY  
**OFFICE**  
FOR SUBLEASE



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**PROPERTY VIDEO**



# 2,138 RSF OFFICE/MEDICAL SPACE

9475 Briar Village Point | Suite 319 | Briargate | Colorado Springs, CO 80920



**PINE CREEK VILLAGE**  
*Colorado Springs*



**CUSHMAN & WAKEFIELD**  
Colorado Springs Commercial

# PINE CREEK VILLAGE

9475 Briar Village Point | Suite 319 | Briargate | Colorado Springs, CO 80920

**Premises Size:** Suite 319, 2,138 RSF

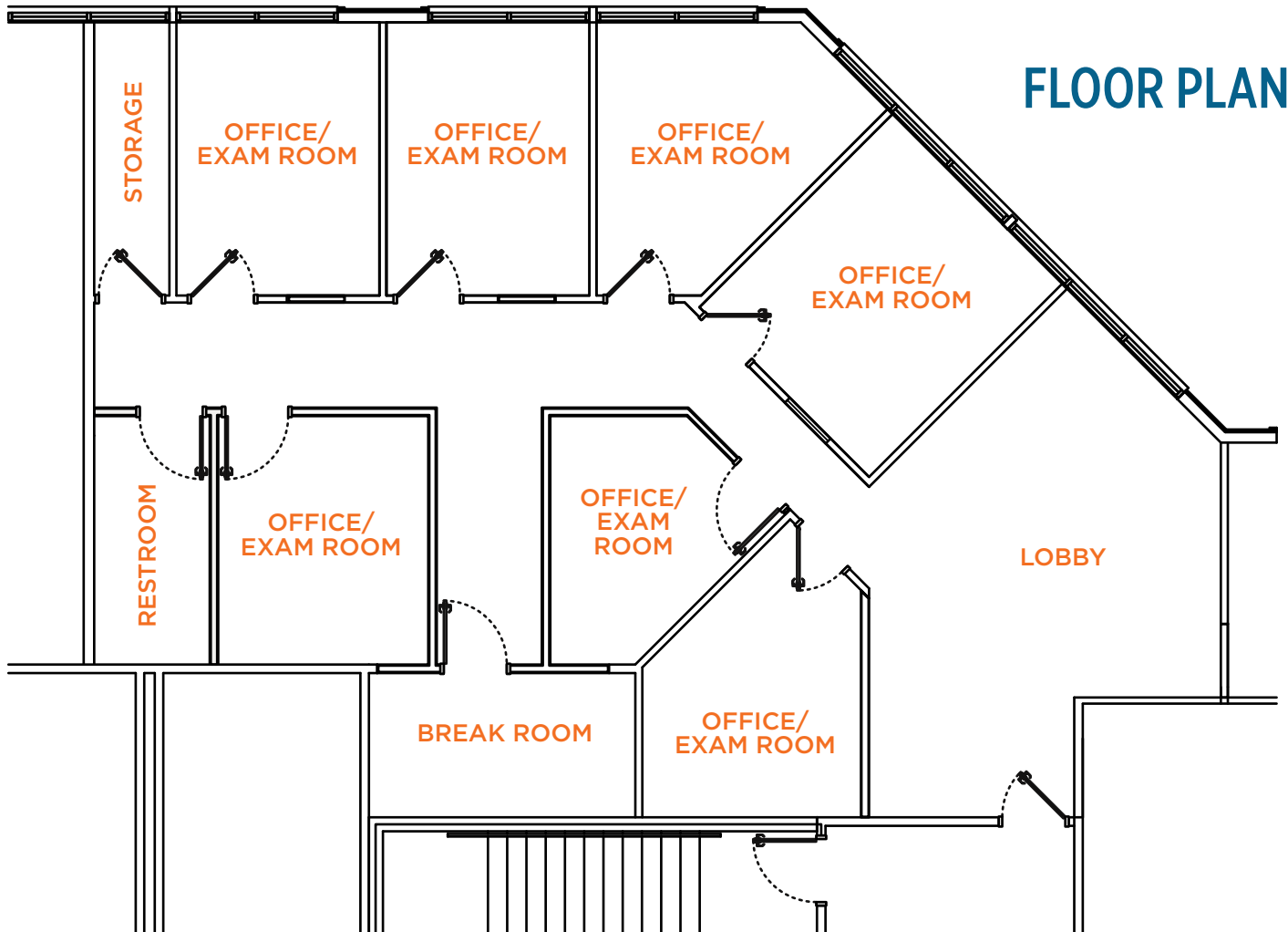
**Sublease Rate:** Contact Broker

**Sublease Term:** Through August 31, 2027

**FF&E:** Negotiable

**Parking:** 5 spaces per 1,000 RSF

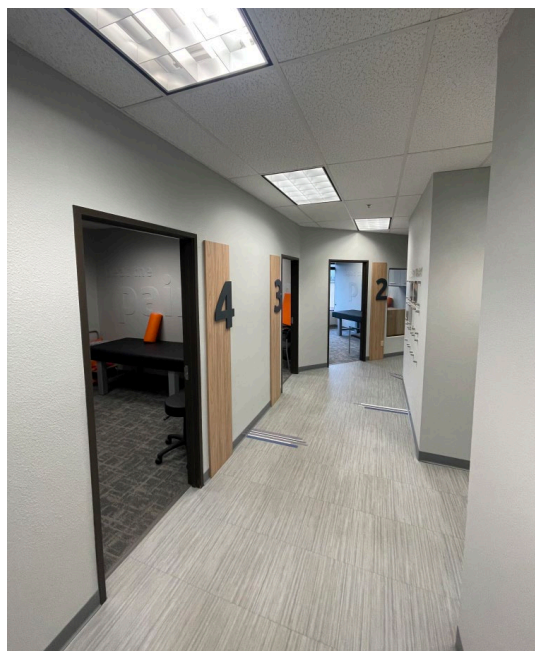
- Newly remodeled office space with high-end finishes
- Great for office or medical user
- FF&E negotiable
- Plentiful nearby amenities, including Promenade Shops at Briargate, within walking distance, and Chapel Hills Mall
- Newly refurbished hallways in common areas
- Easy parking with access to two-level parking garage with covered parking.



FLOOR PLAN



PHOTOS





**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

# DAVID SCHROEDER II

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