CUSHMAN & WAKEFIELD | Colorado Springs Commercial

BOC

Briargate Office Center

1755 TELSTAR DRIVE
COLORADO SPRINGS, CO 80920

CLASS A OFFICE FOR LEASE

OWNED AND MANAGED BY:
Broe Real Estate Group

BOC
Briargate Office Center

1755 TELSTAR DRIVE
COLORADO SPRINGS, CO 80920

BUILDING AMENITIES

FITNESS CENTER

SHOWERS & LOCKERS

AMPLE PARKING

NEIGHBORS

- T. Rowe Price
- USAA
- Wells Fargo
- Kaiser Permanente
- Lockheed Martin
- Challenger Homes
- USPS
- T-Mobile
- Strategic Financial Partners
- Charles Schwab
- Northpointe Bank
- Apogee Engineering
- California Casualty
- LinQuest
- Thrivent Financial
- Caption Call
- DaVita Medical
- AECOM
- Rocky Mountain Healthcare

RETAIL/SERVICES

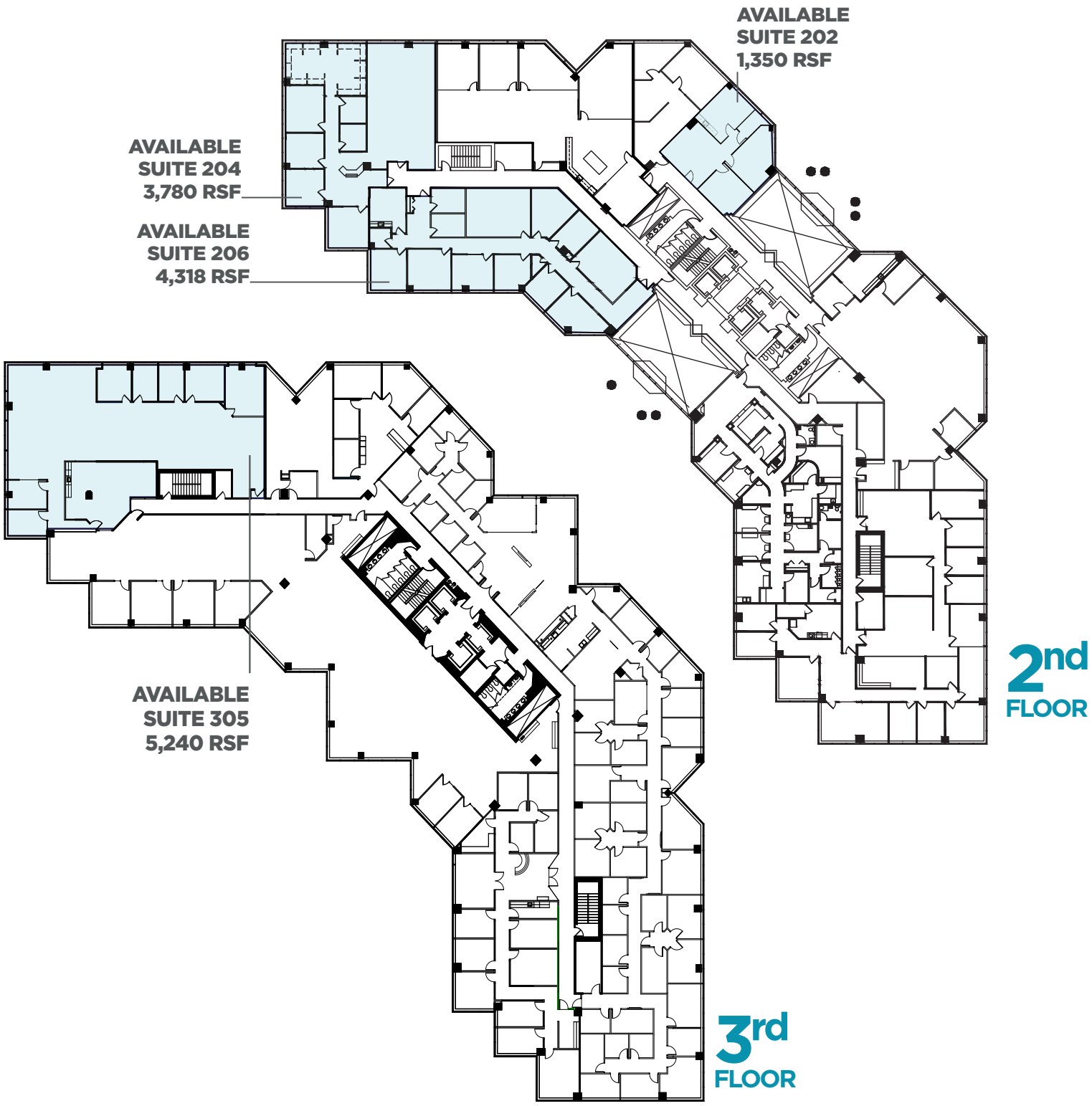
- Apple
- Anthropologie
- Gap
- Pottery Barn
- lululemon
- Sephora
- Nordstrom Rack
- Whole Foods
- Toni & Guy
- Willams-Sonoma
- White House Black
- Market
- Pier 1 Imports
- Banana Republic
- Ulta Beauty
- Eddie Bauer
- Bath & Body Works
- T-Mobile
- Jos. A Bank
- Macy's
- DSW
- REI

CLASS-A OFFICE SPACE WITH HIGH-END FINISHES

RECENT COMMON AREA IMPROVEMENTS

PANORAMIC FRONT RANGE VIEWS

EASY ACCESS TO I-25/MINUTES TO DOWNTOWN



AVAILABLE SPACE:

Suite 202:	1,350 RSF (3/27)
Suite 204:	3,780 RSF
Suite 206:	4,318 RSF
	8,098 RSF contiguous
Suite 305:	5,240 RSF

LEASE RATE:
Contact Broker

EXPENSES:
$11.33 per RSF (2026 estimate)

BUILDING SIZE:
156,311 RSF

TENANT IMPROVEMENTS:
Negotiable

PARKING:
4 spaces per 1,000 RSF

STORIES:
5

INTERNET/FIBER:
Comcast, Level 3/TW Telecom
Cricket (cable only)
Century Link (cable only)

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

AREA RESTAURANTS

Applebee's
Bad Daddy's Burger Bar
Basil & Barley
Biaggi's
Buffalo Wild Wings
Chaang Thai
Chick-fil-A
Chipotle
Chuy's
Cold Stone
Cracker Barrel
Crave Real Burgers
Culver's
Dutch Bros Coffee
Einstein Bros.
Five Guys
HuHot Mongolian Grill
IHOP
Jimmy Johns
Kung Fu Tea
Lanshing Cafe
Lazy Dog
Lulu's Frozen Yogurt
Marco's Pizza
Menya Ramen & Poke
Mimi's Cafe
MOD Pizza
Modern Market
Monica's Taco Shop
Old Chicago
Olive Garden
On the Border
Outback Steakhouse
P.F. Chang's
Panera Bread
Pei Wei Asian Kitchen
QDOBA
Raising Cane's
Red Robin
Saltgrass Steakhouse
Schlotzky's
Smashburger
Snooze, an A.M. eatery
Starbucks
Steak 'n Shake
Ted's Montana Grill
Thai Basil
Tilted Kilt
Tokyo Joe's
Urban Egg
Urban Tandoor
Ziggi's Coffee

EXCLUSIVE LEASING AGENTS

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