



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



# BRIARGATE RESEARCH

2025 & 2075 RESEARCH PARKWAY  
COLORADO SPRINGS, CO 80920

CLASS A SINGLE-STORY OFFICE/FLEX



OWNED AND MANAGED BY

**Broe**

Real Estate Group



## BRIARGATE RESEARCH

2025 & 2075 RESEARCH PKWY  
COLORADO SPRINGS, CO 80920

Briargate Research Center is 103,375 square feet across two, Class A single-story office/flex buildings featuring attractive architecture and design for those tenants looking for low-rise, direct access space that can support a variety of medical, technology, research and development uses.

- **SINGLE-STORY DIRECT ACCESS**
- **FUNCTIONAL PRODUCT FOR MEDICAL, R&D, TECH OR OPEN OFFICE**

## NEIGHBORS

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

## RETAIL/SERVICES

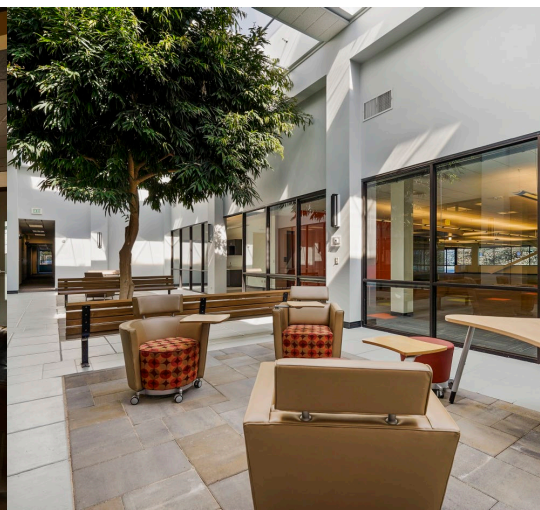
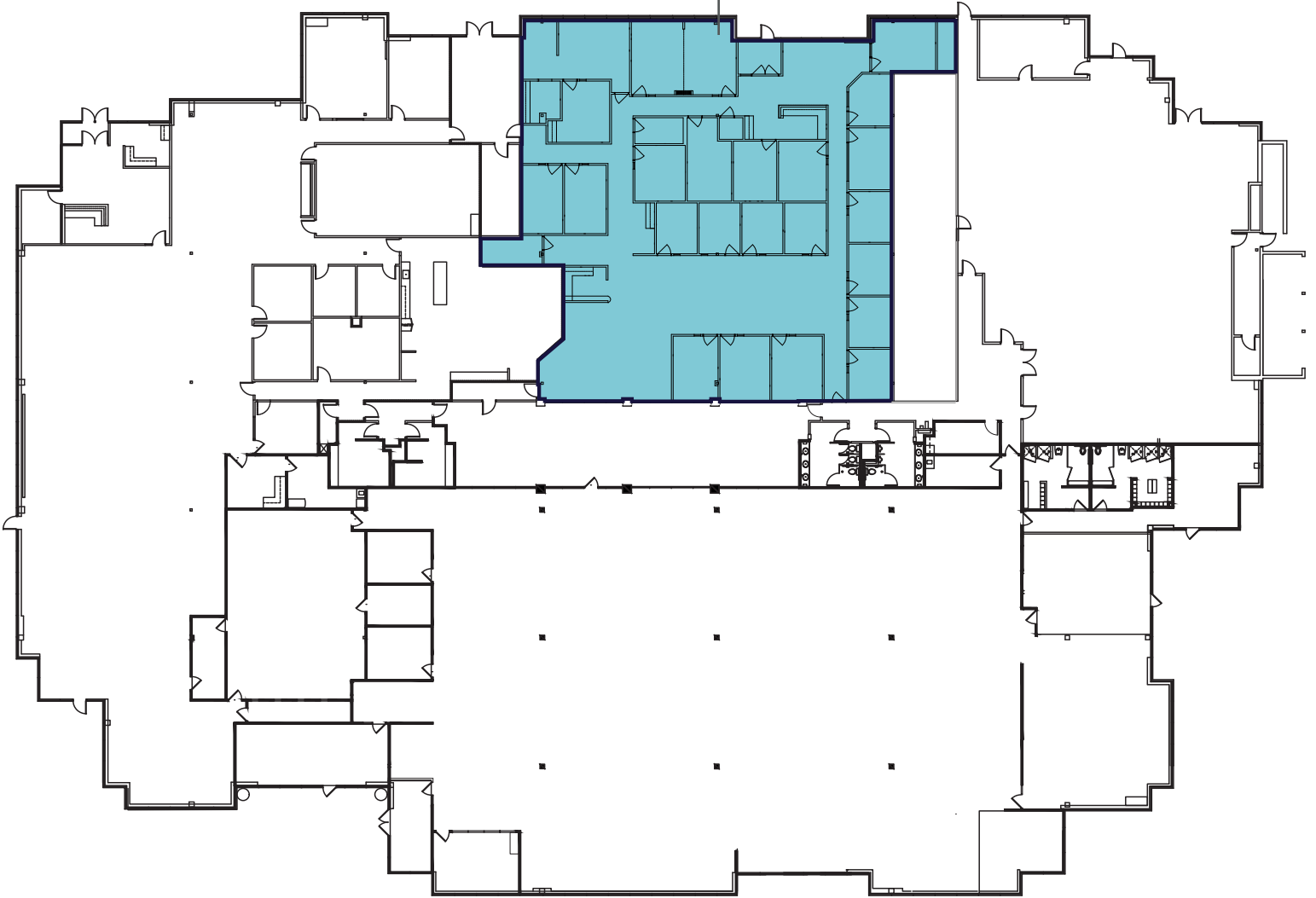
Apple	Pier 1 Imports
Anthropologie	Banana Republic
Gap	Eddie Bauer
Pottery Barn	Bath & Body Works
Iululemon	T-Mobile
Sephora	Jos. A Bank
Nordstrom Rack	Macy's
Whole Foods	DSW
Toni & Guy	REI
Williams-Sonoma	White House Black Market
Ulta Beauty	

## CLASS A OFFICE/FLEX WITH HIGH-END FINISHES COMMON AREA IMPROVEMENTS PANORAMIC FRONT RANGE VIEWS EASY ACCESS TO I-25/MINUTES TO DOWNTOWN

<b>BUILDING SIZE:</b>	2025: 53,264 RSF 2075: 50,497 RSF
<b>AVAILABLE SPACE:</b>	2025: FULLY LEASED 2075: B: 8,106 RSF
<b>LEASE RATE:</b>	From \$17.00 per RSF NNN
<b>EXPENSES:</b>	\$10.00 per RSF (2025 estimate) Full Service
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>PARKING:</b>	Up to 5 spaces per 1,000 RSF
<b>STORIES:</b>	1
<b>INTERNET/FIBER:</b>	Comcast, Level 3/TW Telecom Cricket (cable only) Century Link (cable only)



2075B  
AVAILABLE  
8,106 RSF







5 MINUTES TO  
I-25



20 MINUTES TO  
DOWNTOWN



30 MINUTES TO  
COS AIRPORT



## 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

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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