

BRIARGATE TECH

2375 TELSTAR DR &
8415 EXPLORER DR.



Single-Story Office
FOR LEASE



 CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

OWNED AND MANAGED BY:
Broe
Real Estate Group

BRIARGATE TECH

2375 TELSTAR DR &
8415 EXPLORER DR

Enjoy the efficiency of a single-story layout within Colorado Springs' premier business campus.

Briargate Tech offers institutional ownership and local management in one of the most amenity-rich communities along the Front Range.

With world-class corporate neighbors and stunning mountain views, Briargate Tech is perfectly situated to attract top talent from Colorado Springs and Denver.

- 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

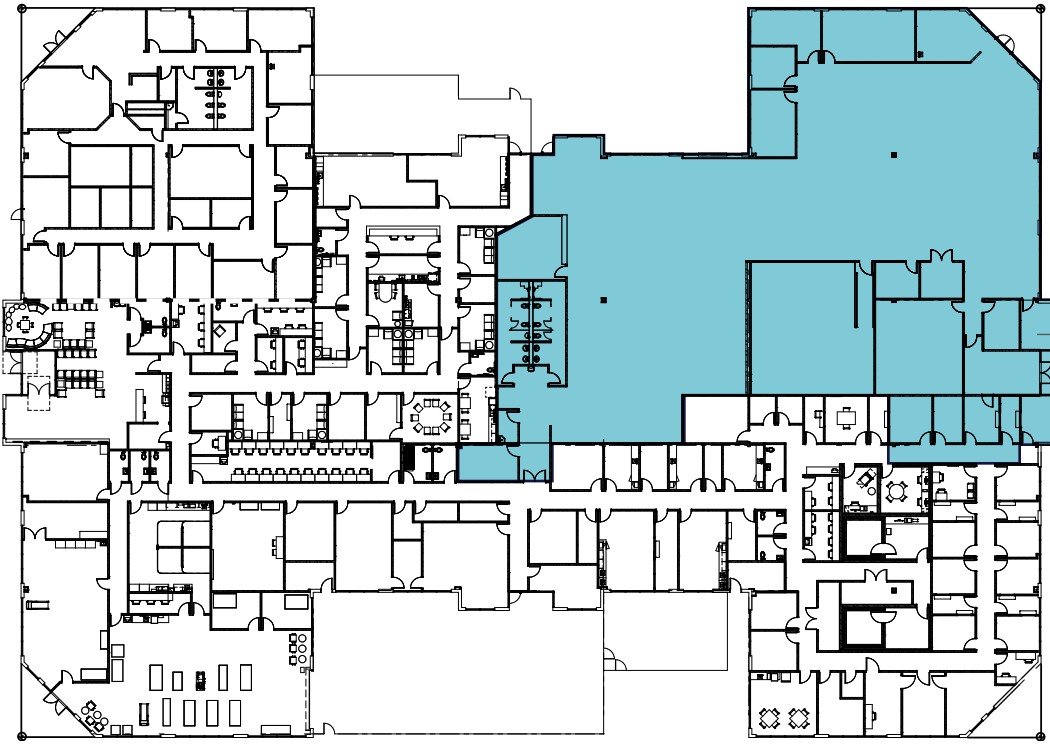
Apple	Pier 1 Imports
Anthropologie	Banana Republic
Gap	Eddie Bauer
Pottery Barn	Bath & Body Works
lululemon	T-Mobile
Sephora	Jos. A Bank
Nordstrom Rack	Macy's
Whole Foods	DSW
Toni & Guy	REI
Williams-Sonoma	White House Black Market
Ulta Beauty	

BUILDING SIZE:	2375:	47,696 SF
	8415:	48,622 SF
AVAILABLE SPACE:	2375:	14,302 RSF (sublease)
	8415:	8,677 RSF
LEASE RATE:	\$17.50 per RSF NNN	
EXPENSES:	\$9.53 per RSF (2025 est.)	
TENANT IMPROVEMENTS:	Negotiable	
PARKING:	5 spaces per 1,000 RSF	
STORIES:	1	
YEAR BUILT:	2008	



2375 TELSTAR

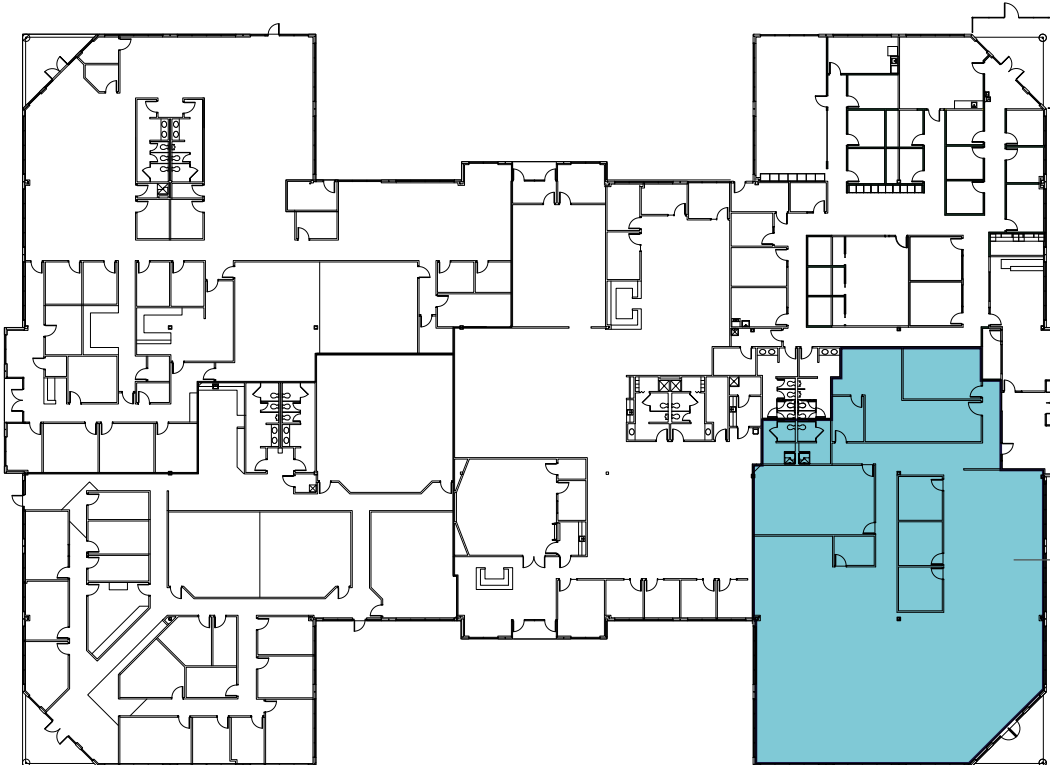
- Open floor plan with mix of hard-walled offices, conference rooms, and cubicles
- On-site server room, with room to expand
- Prominent building signage
- 4 separately metered buss bars
- Furniture available



AVAILABLE
SUITE 150E
14,302 RSF

8415 EXPLORER

- Mix of hard-walled office and open office, with cubicles
- Large renovated kitchen
- Private patio
- Prominent building signage
- ADA compliant restroom & shower



AVAILABLE
SUITE 150W
8,677 RSF





5 MINUTES TO
I-25



20 MINUTES TO
DOWNTOWN



30 MINUTES TO
COS AIRPORT

PRIME ACCESS TO THE BEST THE FRONT RANGE HAS TO OFFER



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

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Commercial**

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