



CUSHMAN &
WAKEFIELD

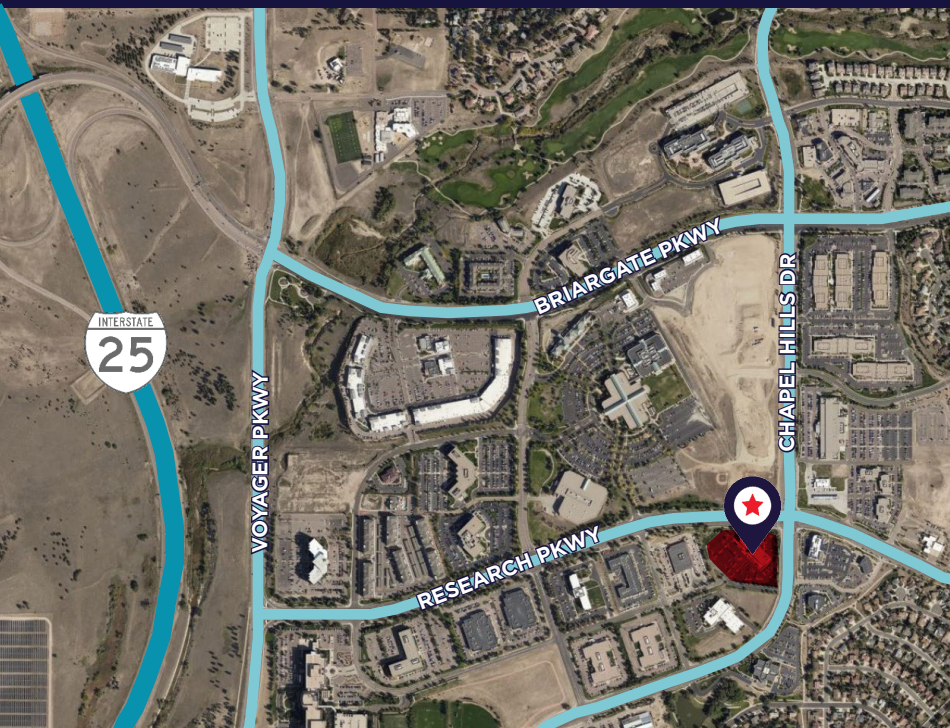
Colorado Springs
Commercial



BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

CLASS A MEDICAL OFFICE FOR LEASE





BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

BUILDING SIZE:

62,532 SF

AVAILABLE SPACE:

Suite 104: 3,468 RSF

Suite 300: 7,242 RSF

Suite 303 (divisible): 5,494 RSF

12,736 RSF

Suite 302: 831 RSF*

LEASE RATE:

\$21.00/RSF NNN

EXPENSES:

\$11.04 per RSF (2025 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

5.3 spaces per 1,000 RSF

NUMBER OF STORIES:

3 stories with basement

YEAR CONSTRUCTED:

1999

**Suite 302 to be leased with Suite 300 only, see Broker for details.*



**CLASS A
MEDICAL
OFFICE SPACE**



**HIGH PARKING
RATIO
5.3:1,000 RSF**



**CLOSE TO
HOSPITALS &
M.O.B.S**



**BUILDING
FITNESS
CENTER**



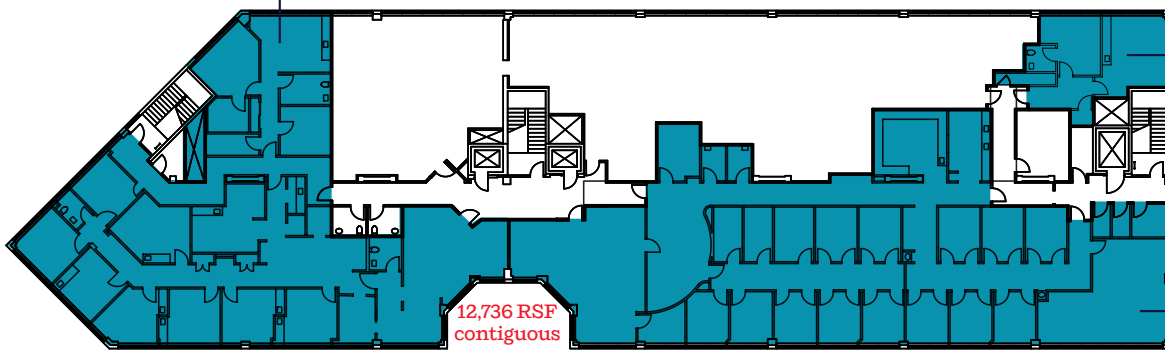
**BUILDING
CONFERENCE
ROOM**



THIRD FLOOR

1,390-12,736 RSF

Available
Suite 303: 1,390-5,494 RSF



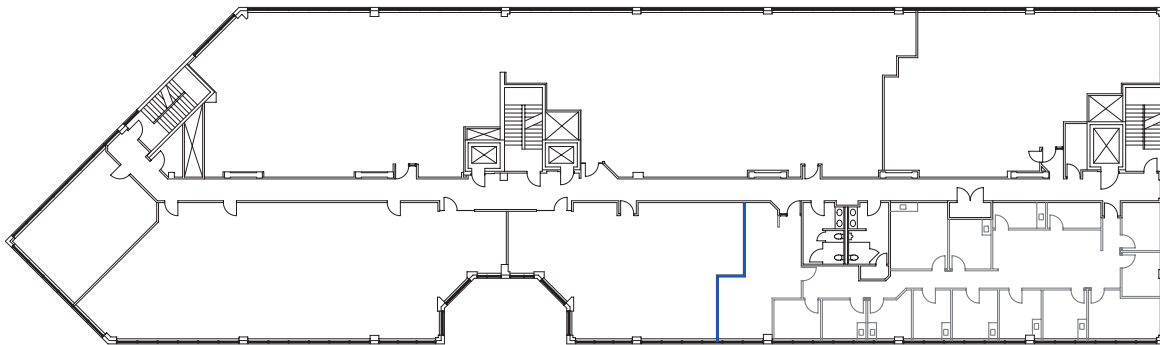
Available
Suite 302: 831 RSF*

Available
Suite 300: 7,242 RSF



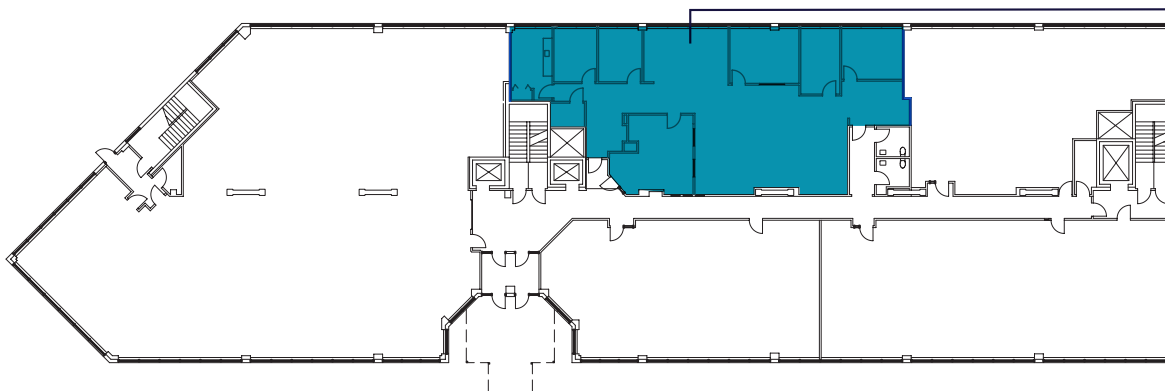
SECOND FLOOR

Fully Leased



FIRST FLOOR

3,468 RSF



Available
Suite 104: 3,468 RSF



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