

MEDICAL/OFFICE FOR LEASE

3460-3470 BRIARGATE BLVD

COLORADO SPRINGS, CO 80920



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



PROPERTY HIGHLIGHTS

12,724 RSF
BUILDING SIZE

\$16.00 RSF NNN
LEASE RATE

\$9.20 per RSF
(excluding utilities)
NNN EXPENSES

5 spaces per
1,000 RSF
PARKING RATIO

Northeast corner
of Briargate Blvd
& Lexington Dr
LOCATION

Negotiable
TENANT IMPROVEMENTS

- Northeast Colorado Springs
- Western facing views
- Strong tenant mix
- Attractive exterior



MEDICAL DRIVE TIMES

**UCHealth Memorial North/
Children's Hospital**
8 Minutes

St. Francis Medical Center
9 Minutes

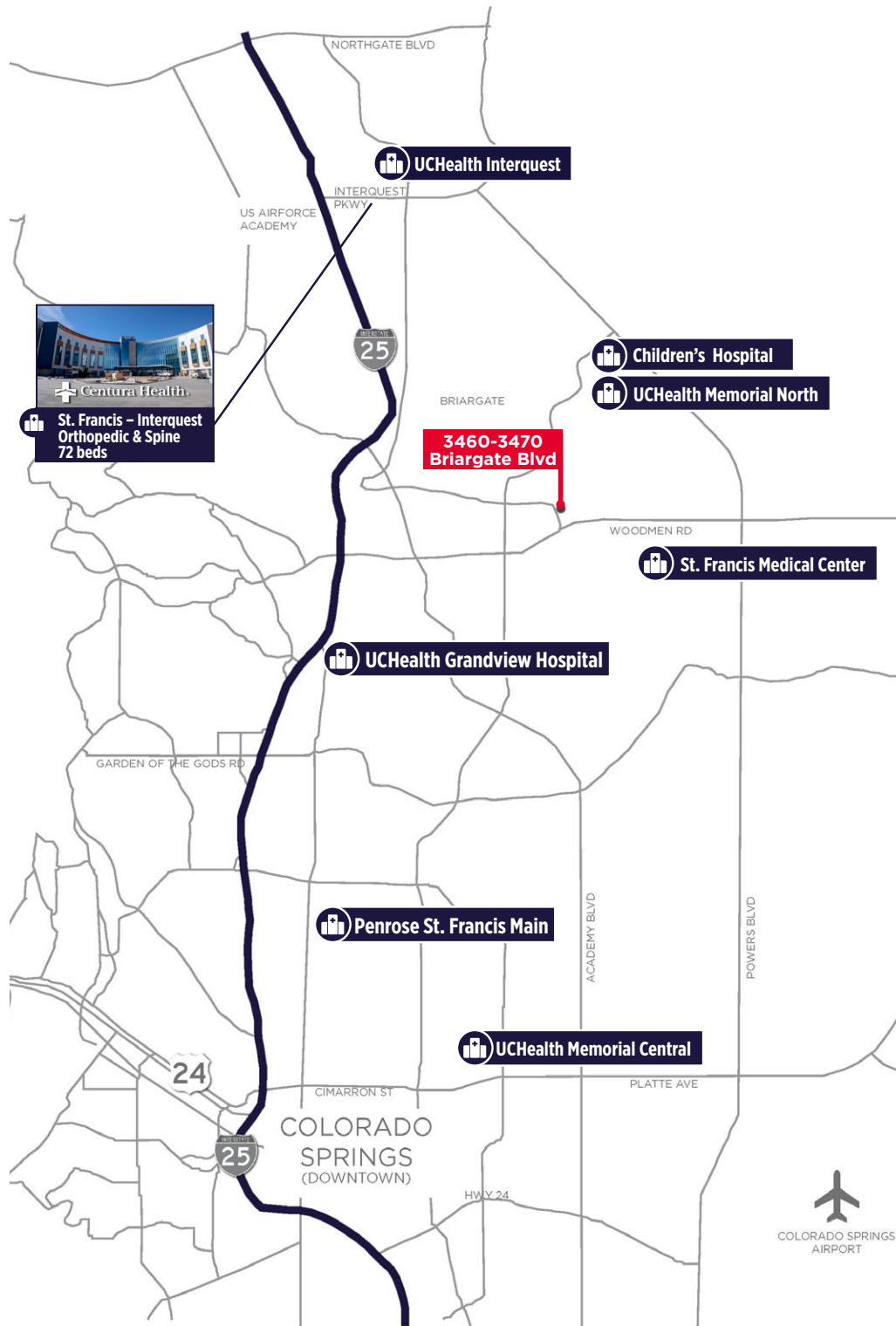
UCHealth Interquest Medical Center
10 Minutes

St. Francis-Interquest
11 Minutes

UCHealth Grandview Hospital
11 Minutes

Penrose St. Francis Main
19 Minutes

Memorial Hospital
19 Minutes



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