

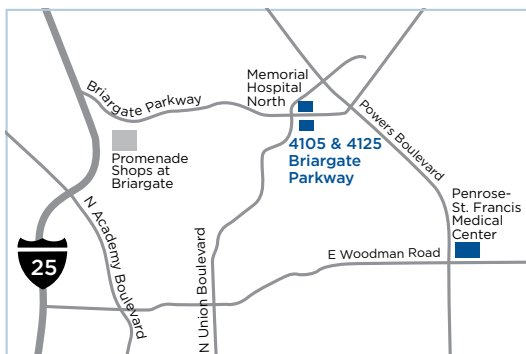


Where

new residents become old friends.

4105 & 4125 Briargate Parkway

Colorado Springs



- Easily accessed off I-25 via Briargate Parkway
- Walk to the YMCA, Starbucks and other retail offerings
- On-site building management
- Spectacular Front Range views
- High parking ratio
- No medical use restrictions
- More info at www.4125briargate.com



Building owned and managed by HEALTHCARE REALTY

Greg Phaneuf and Peter Scoville

719.630.2222

www.4125briargate.com

4105 & 4125 Briargate Parkway

Colorado Springs



Location

Briargate Parkway, across from Memorial Hospital North

Building Size

85,000 rentable square feet each

Number of Levels

3

Available Space

4105: 63,000 rentable square feet
4125: 85,000 rentable square feet

Load Factor

15%

Lease Rate & IT Allowance

Market, call broker

Expenses

\$9.13 per rentable square foot (2011 estimate)

Parking Ratio

5 spaces per 1,000 rentable square feet

Year Constructed

2008

Area Retail

Marketplace at Briargate:
King Soopers, Starbucks, Dry Cleaners,
Wine/Liquor, Smoothie King, Bank, Gas,
Spicy Pickle

