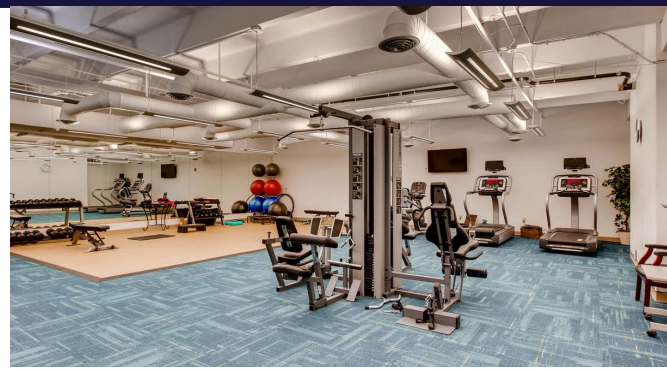
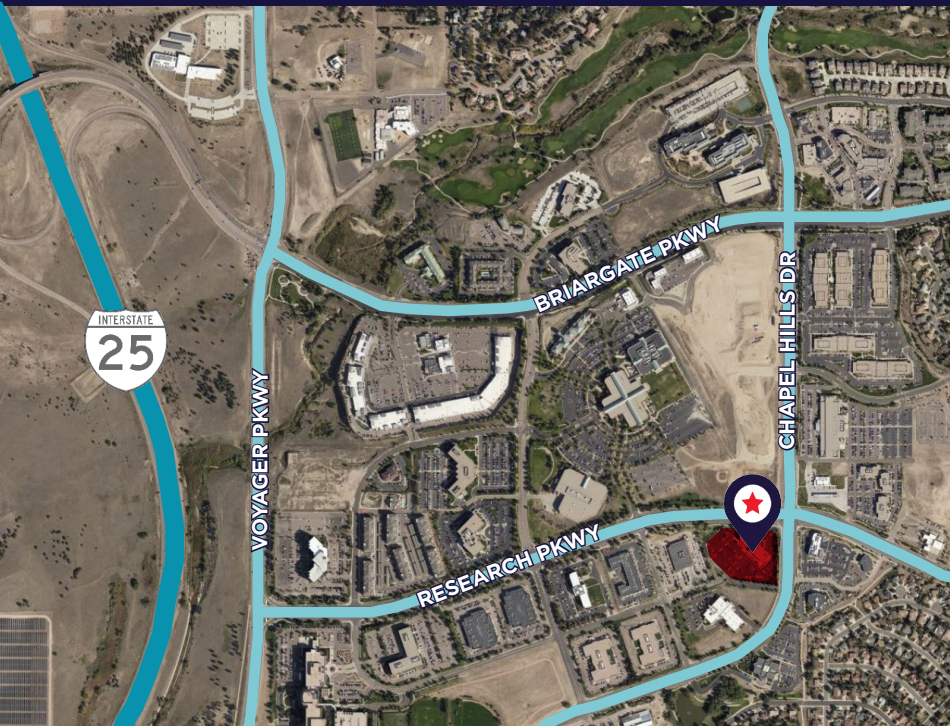




BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

CLASS A MEDICAL OFFICE FOR LEASE



BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

BUILDING SIZE:

62,532 SF

AVAILABLE SPACE:

Available 1/1/25 Suite 104: 3,468 RSF

Available 3/31/25 Suite 240: 3,338 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:

\$10.85 per RSF (2024 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**



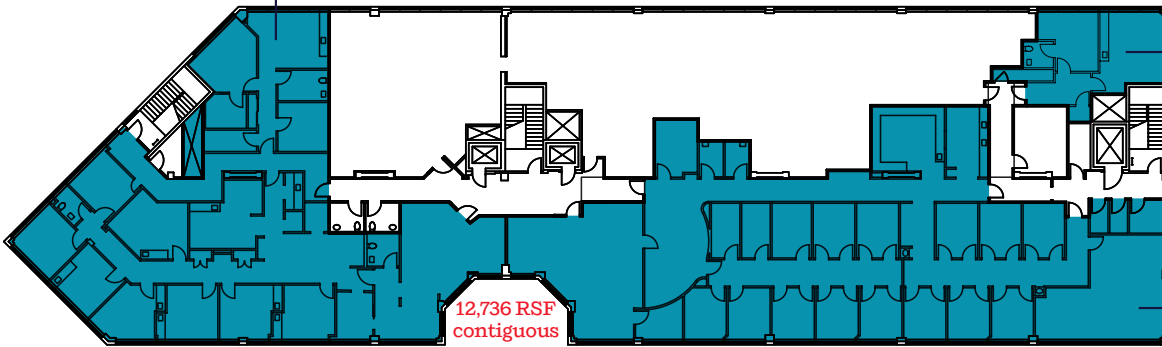
**BUILDING
FITNESS
CENTER**



**BUILDING
CONFERENCE
ROOM**

THIRD FLOOR

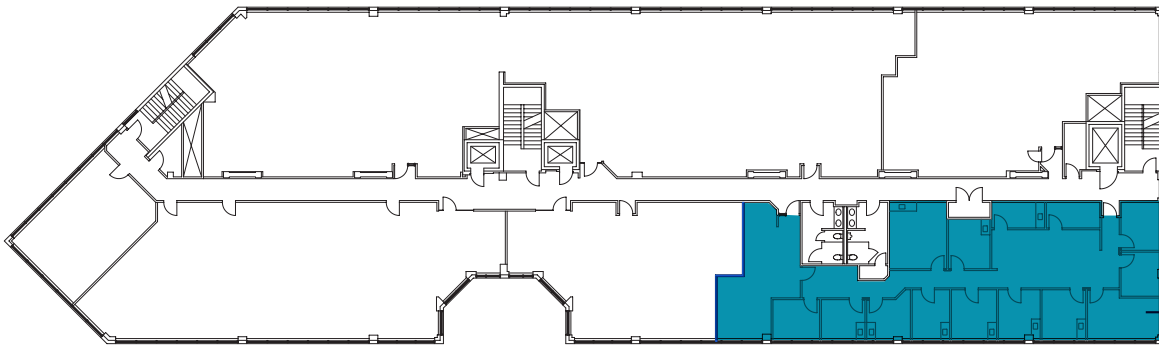
Available
Suite 303: 1,390-5,494 RSF



Available
Suite 302: 831 RSF*

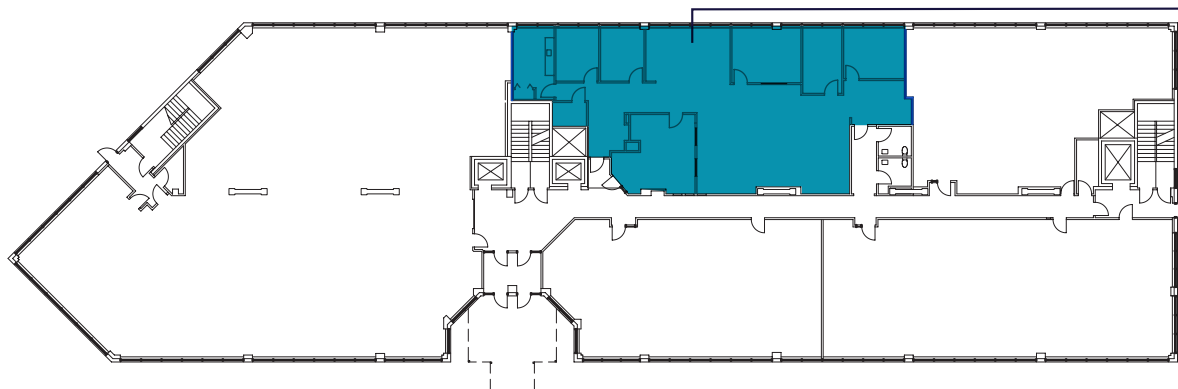
Available
Suite 300: 7,242 RSF

SECOND FLOOR



Available 3/31/25
Suite 240: 3,338 RSF

FIRST FLOOR



Available 1/1/25
Suite 104: 3,468 RSF



MEDICAL DRIVE TIMES

- UCHealth Memorial North/Children's Hospital
6 Minutes
- UCHealth Interquest Medical Center
9 Minutes
- St. Francis-Interquest
10 Minutes
- UCHealth Grandview Hospital
10 Minutes
- St. Francis Medical Center
12 Minutes
- Penrose St. Francis Main
20 Minutes
- Memorial Hospital
25 Minutes

DRIVE TIMES

- Downtown Colorado Springs
20 Minutes
- Colorado Springs Airport
30 Minutes
- Metro Denver
45 Minutes

Centura Health

St. Francis - Interquest Orthopedic & Spine
72 beds

136,000 VPD

U.S. AIR FORCE ACADEMY
18,500 Acres

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