

MEDICAL/GENERAL OFFICE FOR LEASE

Rare Vacancy!



CENTRE AT BRIARGATE 7606 & 7608 N. UNION BLVD. COLORADO SPRINGS, CO 80920

The Centre at Briargate is a 23,543 square foot, two building, attractive medical or general office complex situated on a well-landscaped 3-acre site.

Located at the busy intersection of North Union and Briargate Boulevards, the Centre at Briargate is surrounded by the 9,600 acre upscale residential master planned community of Briargate. Immediate nearby amenities include a gym, 1st Bank, fast food, sit down restaurants and the Chapel Hills Mall.

HIGHLIGHTS

- ◆ **Join dentist, mortgage company, insurance, outpatient rehabilitation, autism therapy, and engineering firm.**
- ◆ **Private Entrances.**
- ◆ **Campus-like setting.**
- ◆ **Signage on Street.**
- ◆ **Excess Parking.**

7608 N. Union, Suite 115

1,795 square feet

\$17.00 PSF NNN

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	23,543	SITE SIZE	3 acres
YOC	1986	PARKING	Surface
MATERIALS	Wood/Brick	ZONING	Medical
CAM (2026)	\$8.05		

DEMOGRAPHICS (2025)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	12,056	99,593	231,508
Households	5073	38,603	89,636
Median Income	\$98,175	\$109,206	\$104,933

FOR MORE INFORMATION, PLEASE CALL:

**John V. Propp, CCIM—303/692-1816
6020 Greenwood Plaza Blvd., Suite 100
Greenwood Village, CO 80111**

learn more at www.JohnProppCommercial.com



7608 N. Union - Suite 115

1,795 square feet

\$17.00 PSF NNN

\$2,542.92 Rent

\$1,204.14 CAM

\$3,747.06 Total Per Month

