

OFFICE SPACE FOR LEASE

PrimeCenter at Briargate

2315, 2335, 2355 BRIARGATE PKWY, 526 & 536 CHAPEL HILLS DRIVE, COLORADO SPRINGS, CO 80920



Property Summary

**SINGLE STORY OFFICE COMPLEX
FIVE BUILDING COMPLEX TOTALLING 214,642 SF -
AVAILABILITY VARIES FROM 4,090 TO 41,315 SF
TOTAL AVAILABILITY OF 100,167 SF**

Up to 15% More Work Space at No Extra Cost

Unlike traditional office buildings, PrimeCenter has no common building area. 100% of Prime Center is usable work space meaning you don't pay for space you don't use...direct savings that goes straight to the bottom line. Compare our usable square footage to any other new project!

Increases Productivity Through Communication

PrimeCenter's single floorplan buildings support a flexible working environment that enhances personnel interaction...better communications means increased productivity.

★ **Lease rates starting at \$13.50 - \$14.50 PSF, NNN**

Cost Efficient Telecommunications Backbone

PrimeCenter's "smart shell" was designed with a continuous ceiling section to accommodate voice and data transmission hardware. Systems are easy to install, distribute and upgrade, providing maximum flexibility for each tenant.

Promote Company Identity

Strengthen your business recognition with PrimeCenter's individual building signage and unique tenant entries...use your real estate to advertise!

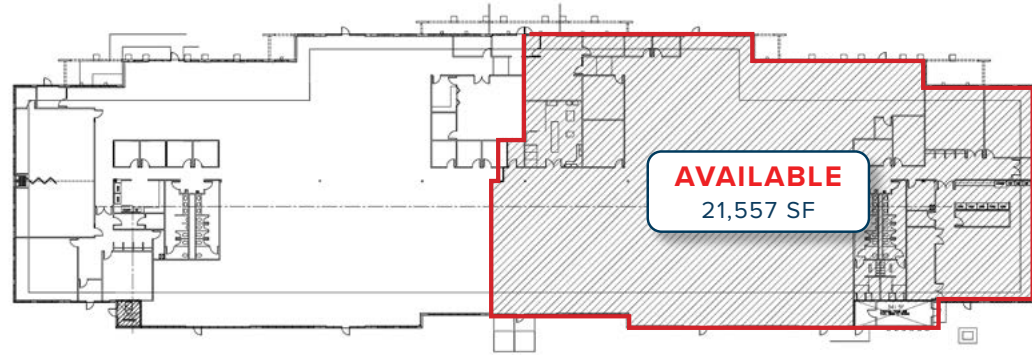
Quick Easy Access

With direct access to I-25 via the Briargate interchange, less than one mile away, PrimeCenter provides easy access to markets, customers and employees. Designed for maximum visibility and site efficiency, PrimeCenter's entrances off Briargate Parkway, Chapel Hills Drive and Dynamic Drive, facilitate traffic flow and parking for employees and customers.



MICHAEL P. PALMER, SIOR
mpalmer@oliverreg.com
C: 719-332-0044

PAUL PALMER
ppalmer@oliverreg.com
C: 719-209-3162



BUILDING B
 2335 Briargate Parkway



BUILDING C
 2355 Briargate Parkway



BUILDING D
 526 Chapel Hills Drive

SPACE FOR LEASE:

Bldg. B - 2335 Briargate Pkwy	21,557 RSF
Bldg. C - 2355 Briargate Pkwy	41,315 RSF
Bldg. D - 526 Chapel Hills Dr	37,295 RSF
TOTAL AVAILABLE SPACE:	100,167 RSF



Property Information

ZONING:	PIP-1
YEAR CONSTRUCTED:	1999-2001
LEASE RATE:	\$13.50 - \$14.50 / SF + NNN
NNNs (2024 Est.):	\$7.88 / SF
PARKING RATIO:	5.00/1,000 SF
TENANT IMPROVEMENTS:	Negotiable
ELECTRICAL:	Each building contains an interior 1600 amps, 277/480V main service with associated buss gutter, providing a minimum of 2 watts/SF for lighting, 7 watts/SF general tenant use at the desktop and 7 watts/SF for mechanical usage.
COMMUNICATIONS:	Fiber optic access is provided to each building with on-site loop feed capability.
FIRE SAFETY:	Fire sprinkler protection throughout is provided by landlord as part of building shell. Continuously monitored fire alarm/smoke detection system.
HVAC:	Heating and Air Conditioning will be provided by single zoned gas fired heating and cooling packaged units. Zones are at 1 unit per 2150/SF interior and one unit per 1250/SF at corners. System is designed to provide 1.32 CFM//SF.
FINISHED CEILING HEIGHTS:	Tenant areas are typically 10 feet, but vary by space. Clear heights vary from 12' to 16'7".
ROOF:	Ballasted 45 mil EPDM roof with R-19 insulation
LIGHTING:	Deep cell parabolic fluorescent lighting system with electronic ballasts will be standard tenant finish items.

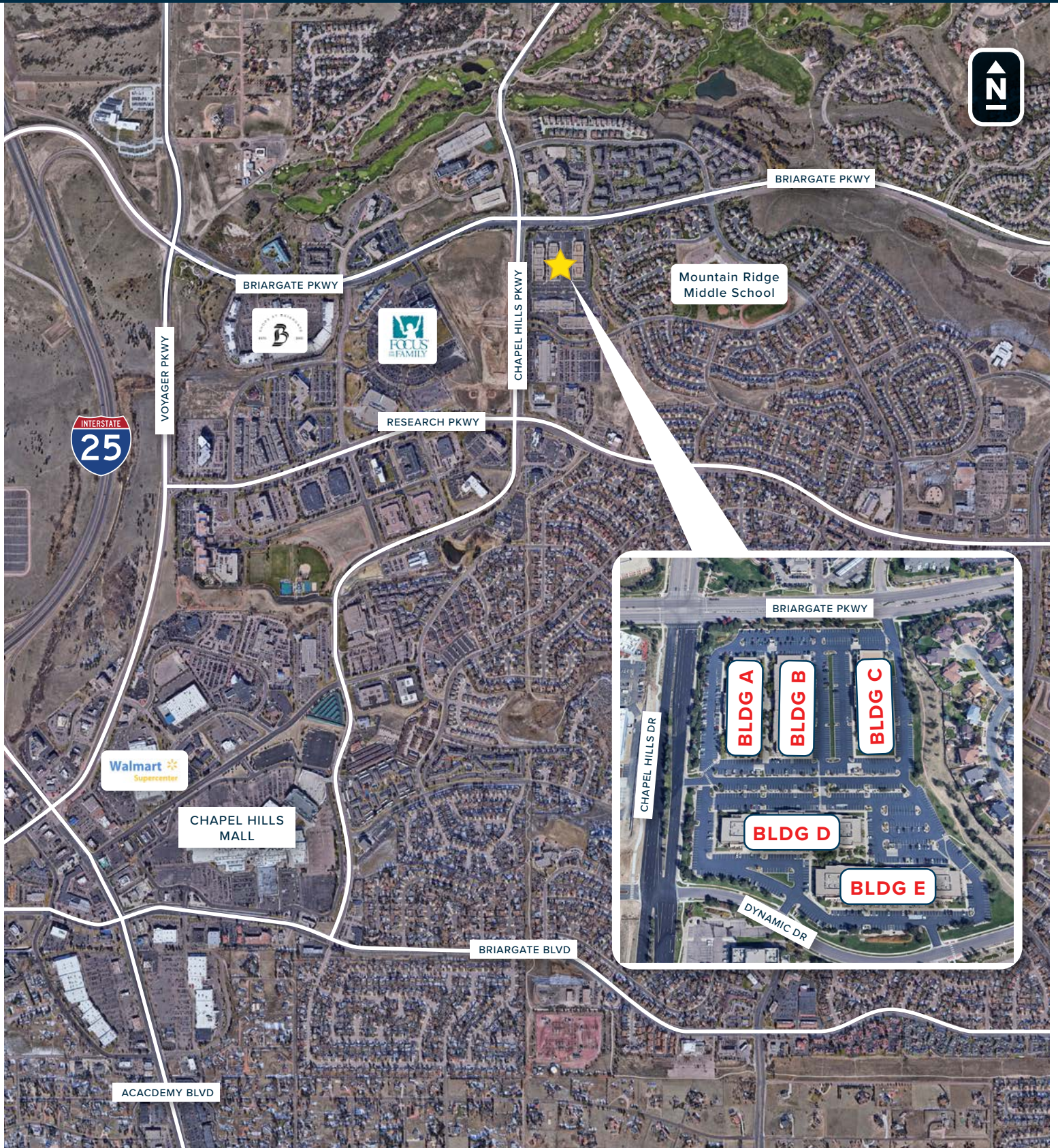


OLIVE

REAL ESTATE GROUP, INC.

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102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.olivereg.com

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