

# 8675 Explorer Dr.

Colorado Springs, CO 80920

**FOR LEASE**



**For More Information  
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# OFFERING SUMMARY



## AVAILABLE SF:

4,000-32,175 SF



## LEASE RATE:

\$15.50 SF/Yr (NNN)



## ZONING:

MX-M

# AREA DEMOGRAPHICS

## 1 MILE

Total Households | **2,959**

Total Population | **7,769**

Average HH Income | **\$90,065**

## 3 MILES

Total Households | **24,179**

Total Population | **65,295**

Average HH Income | **\$115,126**

## 5 MILES

Total Households | **63,643**

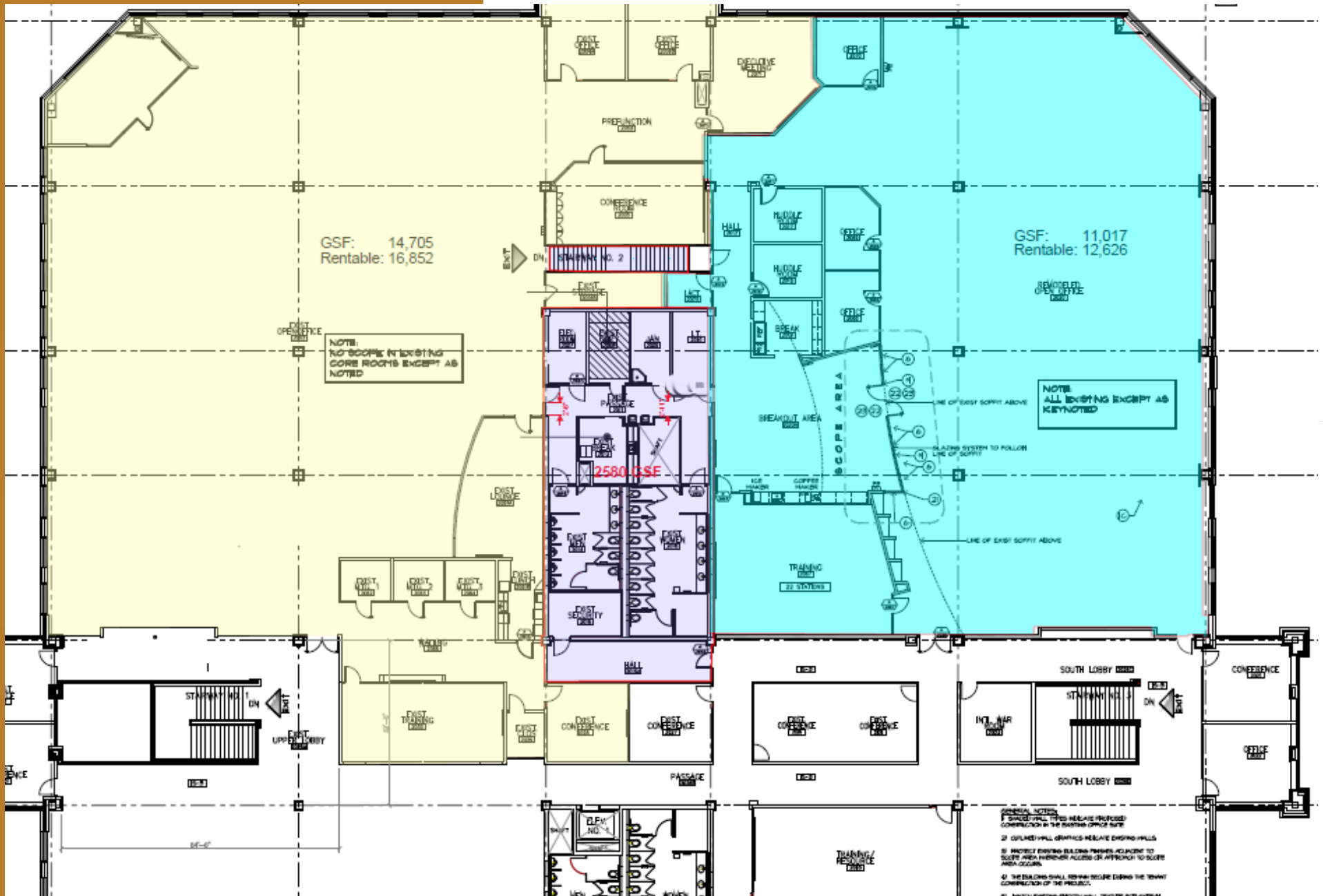
Total Population | **170,891**

Average HH Income | **\$115,437**

One of the most distinguished and prominent office buildings in the Briargate Business Campus, this property is now available for lease for the first time ever. It is ideally set up for a call center, yet is also an outstanding property for any office user. This building offers a card access system, counter-poise lightning protection, and a Life Safety systems generator. Additionally, CenturyLink and Comcast fiber are available and all call center furniture and cubes can stay in the space for the next tenant.



# FLOORPLAN







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