



AVAILABLE FOR LEASE

**700 BRIGGS STREET
ERIE, COLORADO**

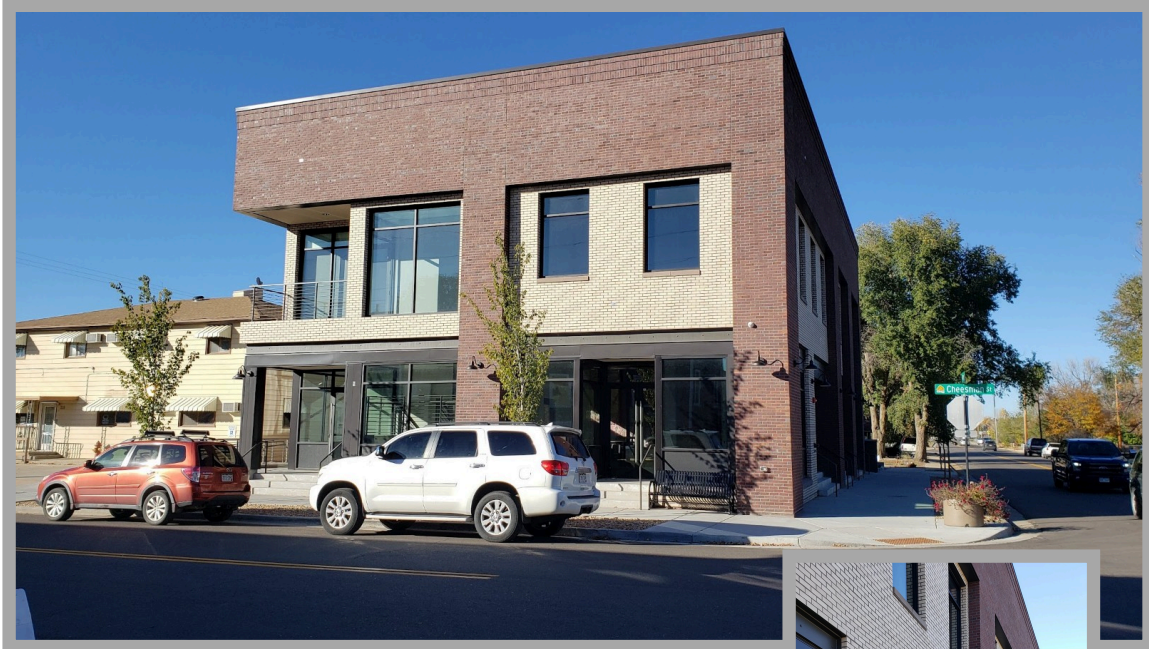
New office/retail building at the north end of Old Town Erie. Be a part of the growth that is currently happening in Erie's downtown business district. Excellent location at the corner of Cheesman and Briggs with available parking and great visibility.



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700 BRIGGS

Leasable Area: 7,879 SF
Lease Rate: \$24.00 psf+NNN
NNN Expenses: \$2.38 psf (2023), \$9.00-10.00 psf projected



Building Attributes

- Elevator
- ADA restrooms (2nd floor)
- Available off-street parking
- Shared conference room
- Electronic controlled entry after-hours.
- Illuminated signage



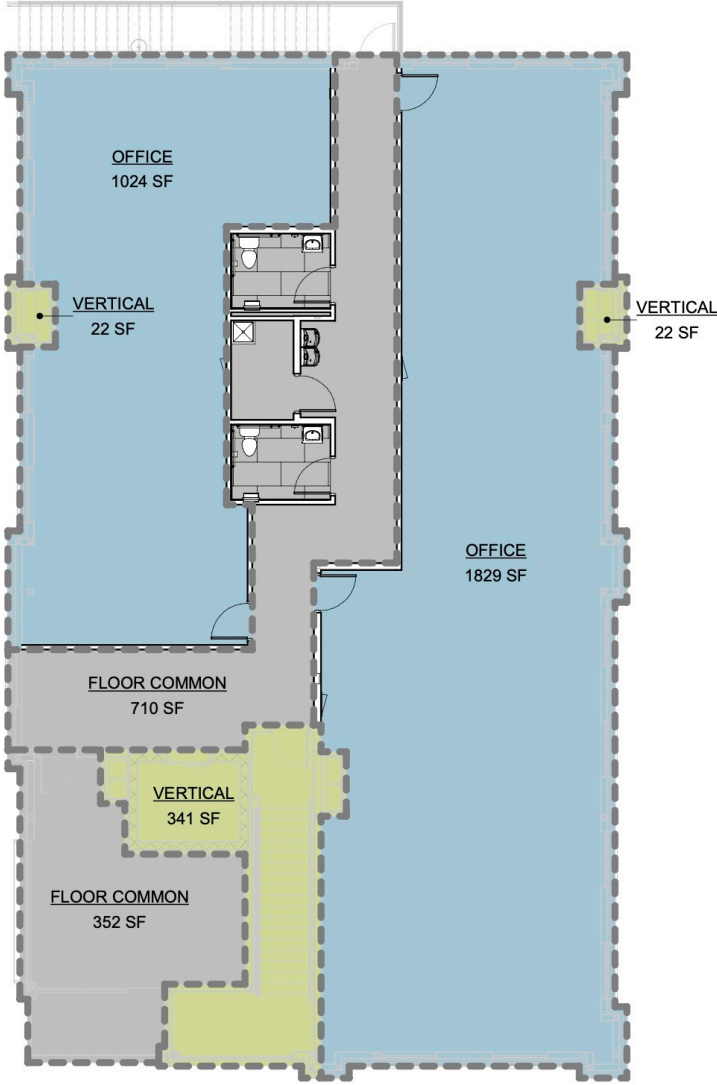
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**700 BRIGGS
Second Floor**



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700 BRIGGS Second Floor



Square Footage

Office NW:	1024
Office - E:	1829
Common Area:	1062
Core Factor:	1.37

2 AREA PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

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