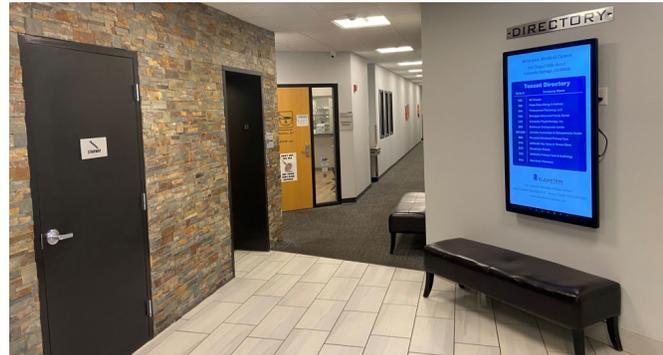
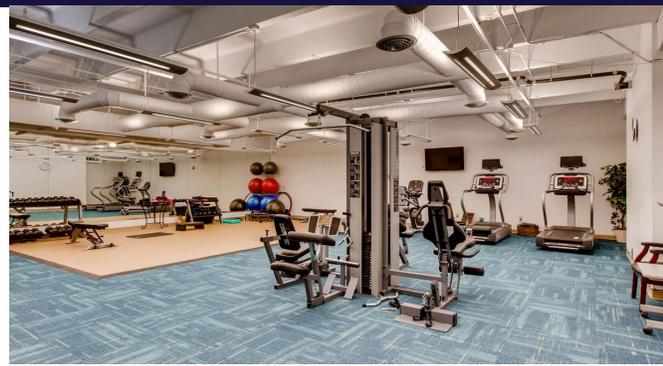
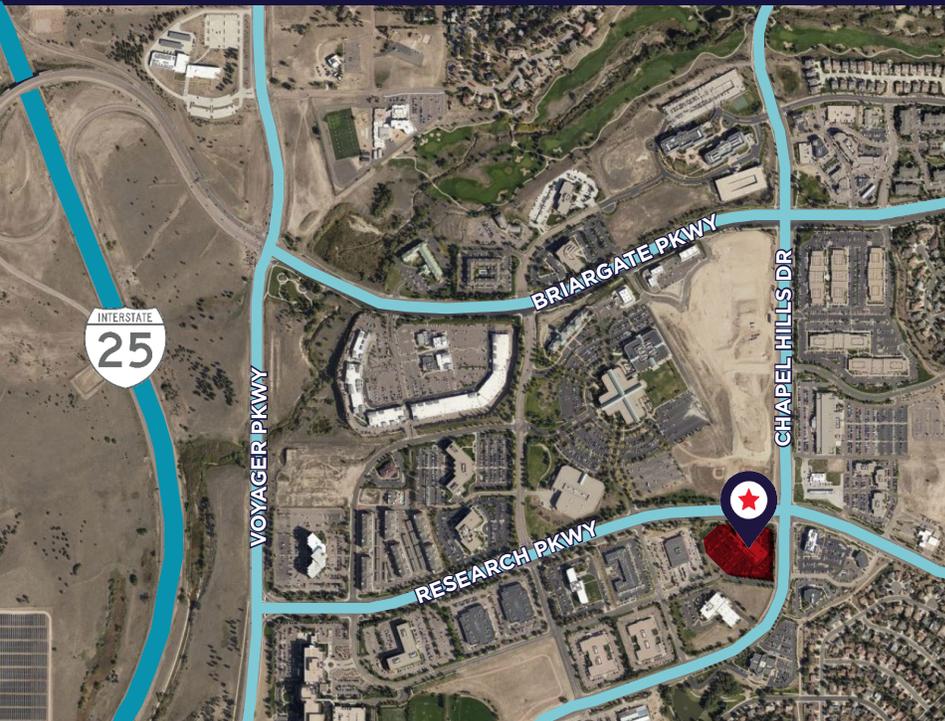




BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

CLASS A MEDICAL OFFICE FOR LEASE





BRIARGATE MEDICAL CENTER

595 Chapel Hills Drive

BUILDING SIZE:

62,532 SF

AVAILABLE SPACE:

Suite 101: 968 RSF
Suite 104: 3,468 RSF
Suite 304: 1,829 RSF

LEASE RATE:

\$22.00/RSF NNN

EXPENSES:

\$12.38 per RSF (2026 estimate)

TENANT IMPROVEMENTS:

Negotiable

PARKING:

5.3 spaces per 1,000 RSF

NUMBER OF STORIES:

3 stories with basement

YEAR CONSTRUCTED:

1999



**CLASS A
MEDICAL
OFFICE SPACE**



**HIGH PARKING
RATIO
5.3:1,000 RSF**



**CLOSE TO
HOSPITALS &
M.O.B.S**



**BUILDING
FITNESS
CENTER**

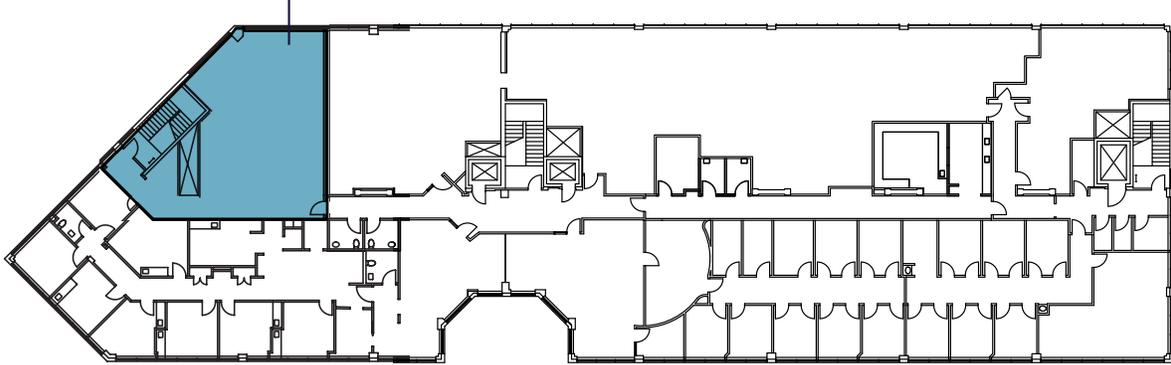


**BUILDING
CONFERENCE
ROOM**

THIRD FLOOR

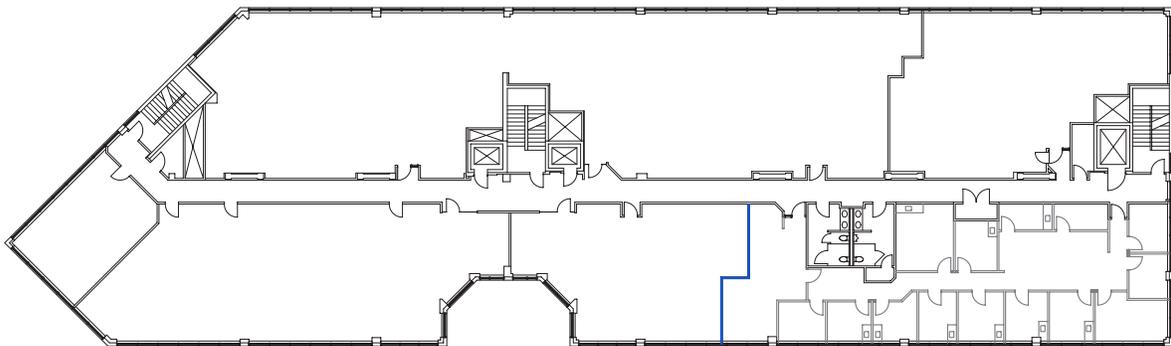
1,829 RSF

Available
Vanilla Shell-Ready for Tenant Build Out
Suite 304: 1,829 RSF



SECOND FLOOR

Fully Leased



FIRST FLOOR

968-3,468 RSF

Available
Suite 104: 3,468 RSF



Available
Suite 101: 968 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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