

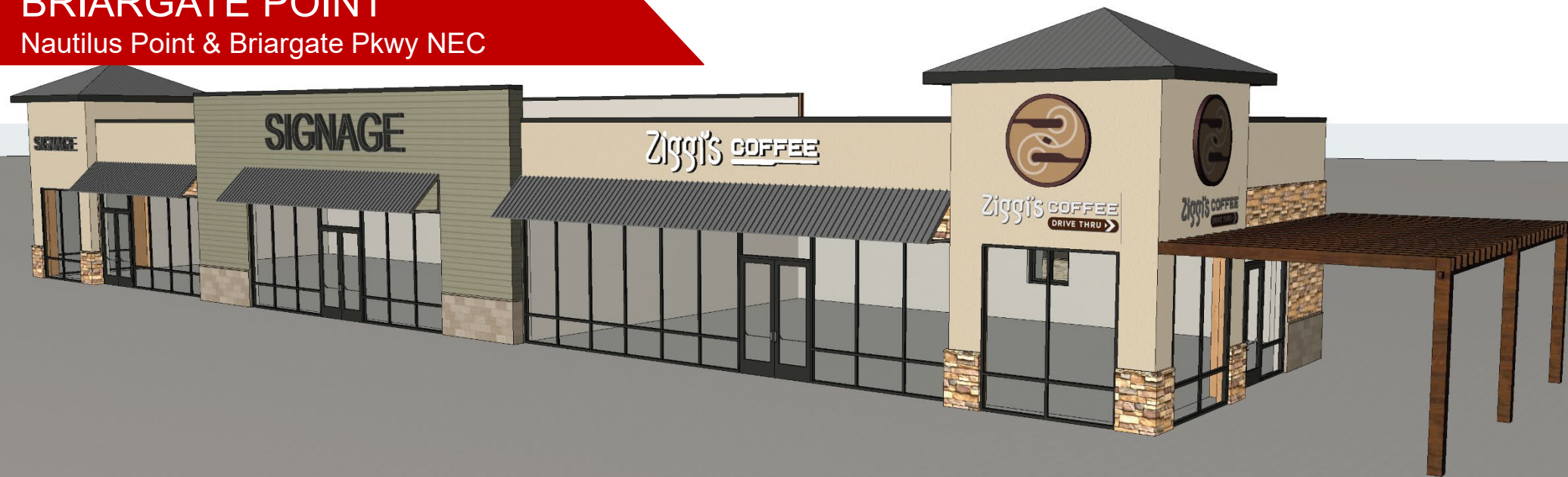
FOR LEASE

Up to 3,200 SF Available

BRIARGATE POINT

Nautilus Point & Briargate Pkwy NEC

NAI Highland



**Close proximity to
Memorial Hospital North &
Lifetime Fitness**



**Located within the rapidly growing
Powers Corridor. Moments from the
New Children's Hospital Colorado.**

- Located on the Powers Corridor in northeast Springs
- High traffic counts on Powers Blvd - 40,000+ VPD
- Excellent visibility & exposure from Powers Blvd
- Great opportunity to capture market share in underserved but growing trade area

- Benefits from proximity to Lowes, Super Target, Memorial Hospital North, Children's Hospital Colorado, King Soopers, Lifetime Fitness, Till, Petco & many other area retailers!

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Driving Distances

To I-25	7 Miles
To Denver	64 Miles
To Downtown Colorado Springs	14 Miles
To Colorado Springs Airport	17 Miles
To Pueblo	58 Miles

NAI Highland, LLC
 Commercial Real Estate Services. Worldwide
 Two North Cascade Avenue, Suite 300
 Colorado Springs, CO 80903

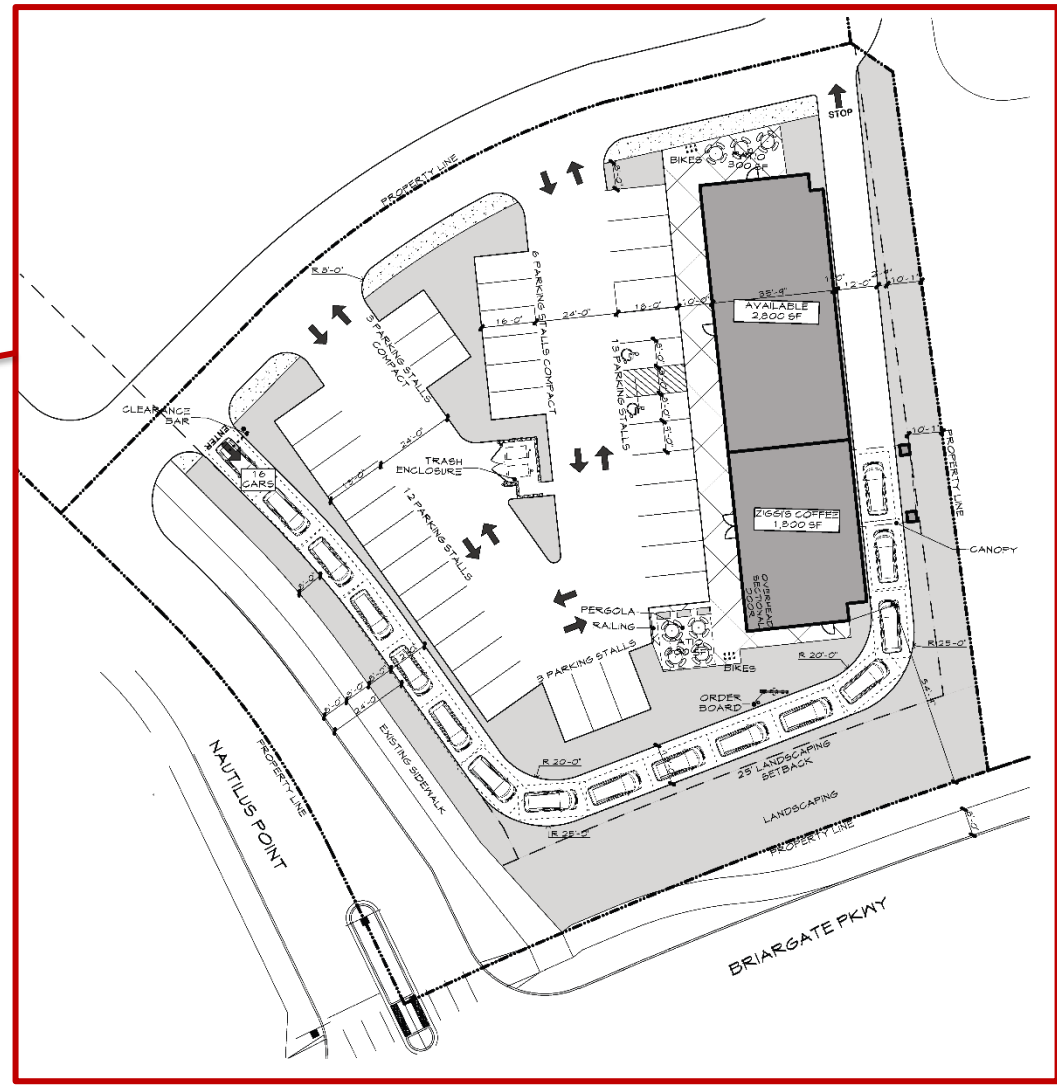
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 J 08/25/2023



- UCH Memorial North:** 130,000 SF expansion that will add a new four-story tower to the hospital's campus northeast of Briargate Parkway and Union Boulevard. The \$128 million project, which opened Spring of 2019, will add 40 inpatient beds dedicated to women's health services, including labor and delivery, post-partum and cesarean section suites. The expansion also will include eight additional rooms and a CT scanner for the Emergency Department and space for four additional operating rooms.
- Children's Hospital Colorado:** 294,000 SF hospital opened in April of 2019 with 110 inpatient beds as the first pediatric-only hospital in the Springs. The \$166 million project was expanded to build out all 50 patient beds in the neonatal intensive care unit form the 39 originally planned because of the growth in the Colorado Springs area and the increase in admissions to Memorial North's birthing center.
- St. Francis Medical Center:** 168,000 SF expansion of the existing facility southeast of Powers Boulevard and Woodmen Road. The \$102 million project, scheduled to open in about a year, more than doubles the size of the hospital's Emergency Department, adds 21 beds to its neonatal intensive care unit and adds three operating rooms plus unfinished space for future expansion.

Site Plan

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BRIARGATE POINT
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Property Features

- Up to 3,200 SF Space Available (Can be Demised)
- Lease Rate: \$38 - \$42 PSF, Plus NNN
- Delivery: Contact Broker

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- Median home value of \$480,030.00 (1-Mile Radius)
- Highly educated workforce – more than 64% of the population have earned a Bachelor's, Graduate or Professional degree (1-Mile Radius)
- Average per capita income of \$47,746 compared to Colorado Springs' average of \$37,076



Briargate has become one of largest and fastest growing areas in Colorado Springs, encompassing more than 9,600 acres and establishing itself as one of the most popular residential areas in our community. Briargate is home to a myriad of activities that promote recreation, shopping, dining and learning. Recreational activities in Briargate include the Briargate Family YMCA, the highly-rated Pine Creek Golf Course, The Promenade Shops at Briargate, as well as many parks and walking trails.

Demographics (2022)	1 - Mile	3 - Mile	5 - Mile
Total Population	6,963	58,015	143,816
Total Households	2,193	19,725	51,842
Average HH Income	\$163,320	\$134,769	\$119,831

Traffic Counts

	Vehicles Per Day
N Powers Blvd & Prominent Pt	16,641
N Powers Blvd & Union Blvd	27,827
Briargate Parkway	10,757

Employees

	1 - Mile	3 - Mile	5 - Mile
Businesses	446	2,567	6,173
Employees	6,813	29,374	63,550

Source: ESRI BAO

Cordera truly epitomizes the Colorado Springs lifestyle with spectacular views of the Black Forest and Pikes Peak and equally spectacular homes from Colorado's finest homebuilders. There is also an extensive 4.5 mile inter-linking trail system, three wonderfully-themed neighborhood parks, and an amenity-packed Community Center that features a pool and splash area. Plus, Cordera is near The Promenade Shops at Briargate and within the highly-acclaimed Academy School District 20.

In addition to Cordera, the newest community in Briargate is North Fork at Briargate, which offers beautiful homes in School District 20 with starting prices in the upper \$400s as well as new developments in Wolf Ranch.

In July of 2022 Titan Development was approved to bring over 250 new apartments to the Briargate area.