



CUSHMAN &
WAKEFIELD

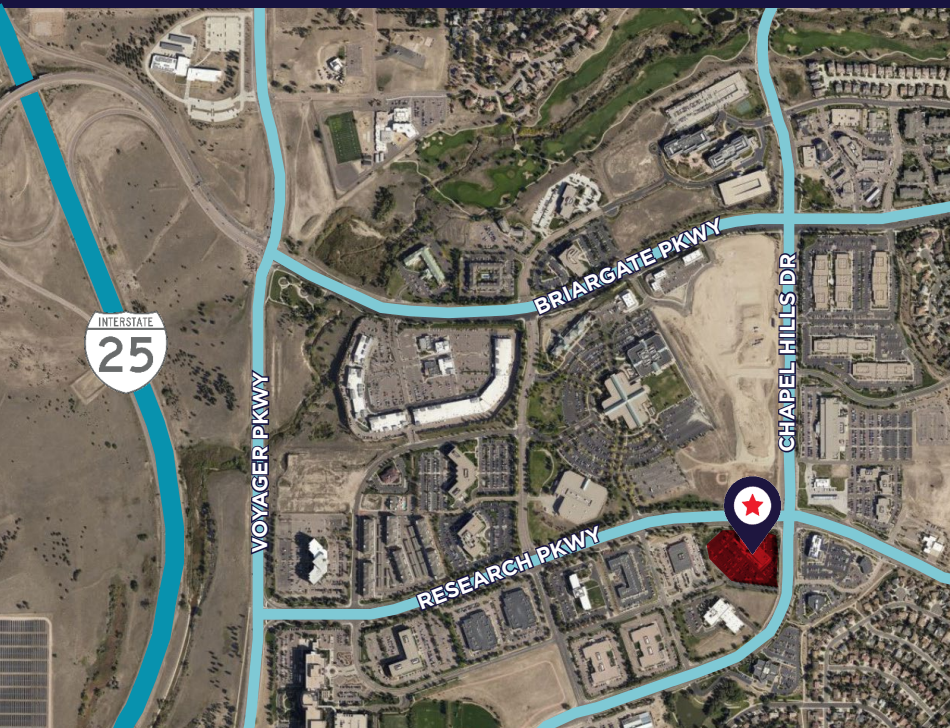
Colorado Springs
Commercial



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:

\$23.50/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**



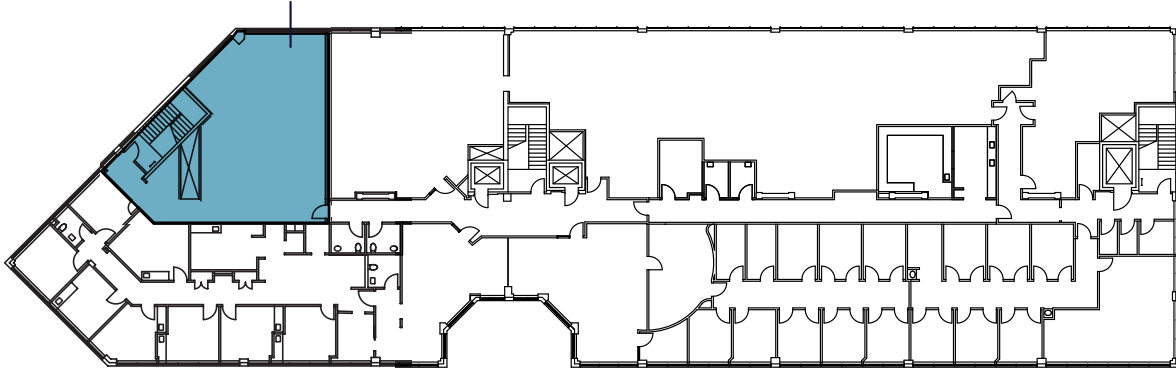
**BUILDING
CONFERENCE
ROOM**



THIRD FLOOR

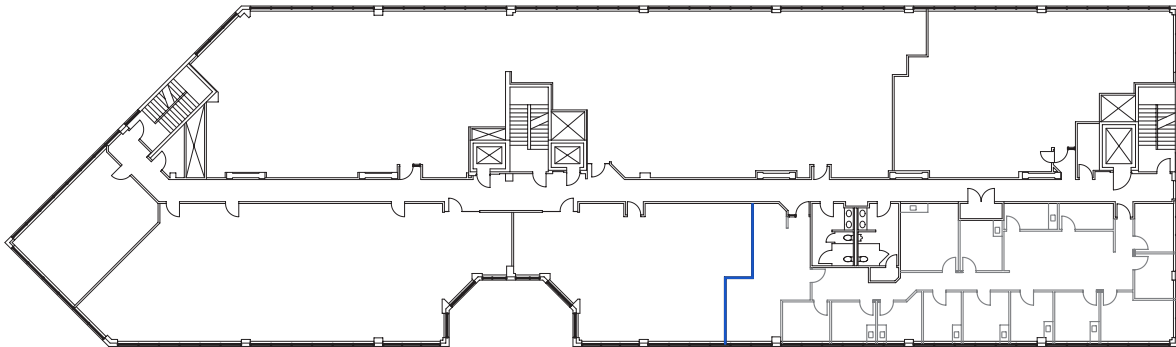
1,829 RSF

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



SECOND FLOOR

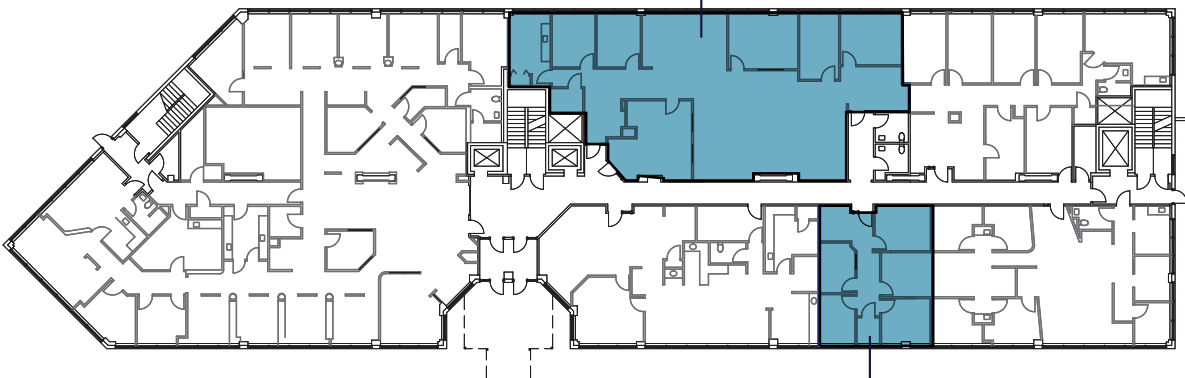
Fully Leased



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

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