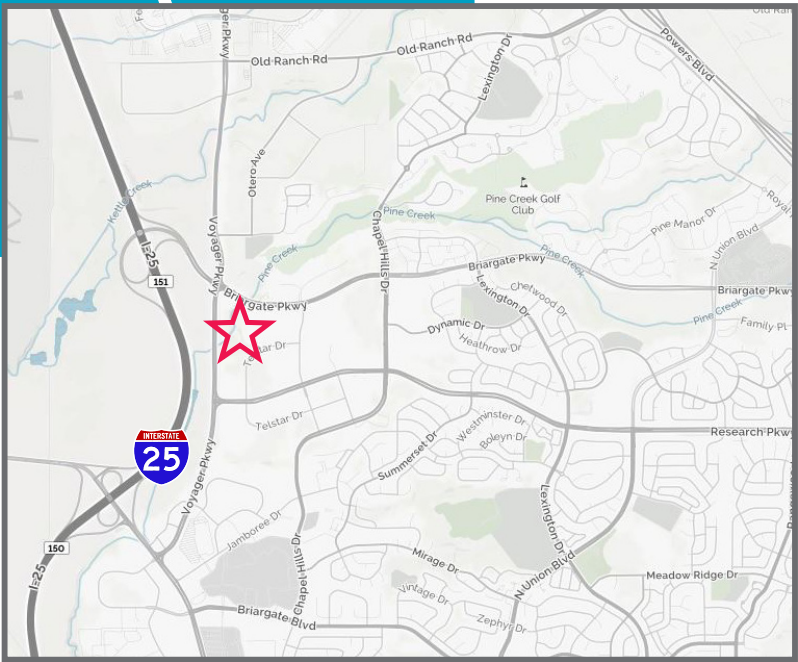


BRIARGATE BUSINESS CAMPUS

Office/Retail Pad Site

BRIARGATE BUSINESS CAMPUS

LOCATION



Area Demographics

2019 Income	1-mile	3-mile	5-mile
Per Capita Income:	\$37,448	\$40,357	\$40,638
Household Income: Median	\$60,362	\$83,407	\$86,074
Household Income: Average	\$90,932	\$109,702	\$111,488
Traffic Counts			Avg. Volume
Research Parkway & Hwy 83 (05/2012)			20,114
I25 & Briargate Parkway			89,823

Population	1-mile	3-mile	5-mile
Total Daytime Population	13,295	77,456	170,118
Total Employee Population	12,011	46,911	81,763
Total Daytime at Home Population	1,284	30,545	88,355
Total Employee Population (% of Daytime Population)	90.3%	60.6%	48.1%
Total Daytime at Home Population (% of Daytime Population)	9.7%	39.4%	51.9%

Source: Denver Regional Council of Governments

AMENITIES

- Prime location adjacent to The Promenade Shops at Briargate
- Easy access from I-25 at Briargate Parkway
- Prominent Visibility
- Walkable to restaurants & shopping
- Over 2.5 million square feet of high quality office space nearby



*OFFICE / RETAIL PAD SITES
AT COLORADO SPRINGS'
LARGEST SUBURBAN
BUSINESS CAMPUS*

For Sale Information, Contact:



www.ngkf.com
102 South Tejon Street, Suite 510 Colorado Springs, CO 80903

Brian Wagner 719.228.0107 bwagner@ngkf.com
Kent Mau 719.228.0105 kmau@ngkf.com
Mark O'Donnell 719.228.0106 modonnell@ngkf.com

Developed by:



For Sale Information, Contact:



www.ngkf.com
102 South Tejon Street, Suite 510 Colorado Springs, CO 80903

Brian Wagner 719.228.0107 bwagner@ngkf.com
Kent Mau 719.228.0105 kmau@ngkf.com
Mark O'Donnell 719.228.0106 modonnell@ngkf.com

Developed by:



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

BRIARGATE BUSINESS CAMPUS

With views of Pikes Peak and the Air Force Academy, this infill site represents the best small development site in the Briargate Business Campus. With I-25 visibility and simple access from I-25 and Briargate Parkway. The site is 15 minutes from Downtown Colorado Springs and 45 minutes from south Denver. Surrounded by Colorado Springs' largest and most diverse employers and walking distance to The Promenade Shops at Briargate.

SITE PLAN

Lot 1 2.1 AC.

New Access Drive

BRIARGATE PARKWAY

Available

Lot 1 2.1 Acres \$13.00/SF

Nearby Retail

