

# OFFICE CONDO FOR SALE

## PROMONTORY AT BRIARGATE



## 2438 RESEARCH PKWY SUITE 205 COLORADO SPRINGS, CO 80920

SALE PRICE | \$565,600.00

- GREAT OWNER/USER OPPORTUNITY
- Class A Office Finishes
- Located in Briargate Office Campus
- Medical & Professional mix of tenants



PROPERTY  
FEATURES



YEAR BUILT

2007



AVAILABLE SF

1735 SF



LOCATION

Easy I-25  
Access



BUILDING SIZE

14,924 SF



NUMBER OF  
STORIES

2



PARKING

4 per  
1000SF

SCAN FOR  
PROPERTY DETAILS



**RANDY CHURCHILL DOWIS**  
Principal | Senior Broker  
719 667 6865  
dowis@highlandcommercial.com

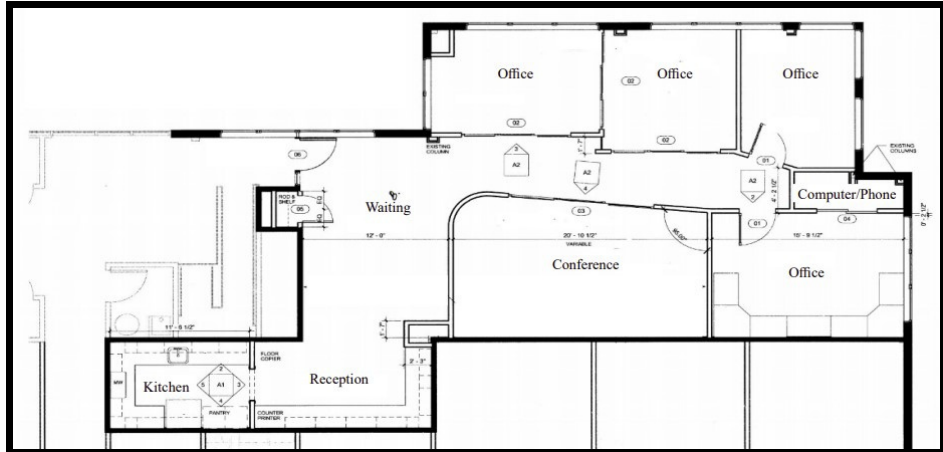
**MEGAN MECHIKOFF**  
Associate Broker  
812 525 6151  
mmechikoff@highlandcommercial.com

NAI Highland, LLC  
Two North Cascade Avenue, Suite 300  
Colorado Springs, CO 80903

# OFFICE CONDO HIGHLIGHTS



- 4 Offices
- Large Conference room
- Reception/Waiting area
- Kitchen/Break Area



## CORPORATE NEIGHBORS

- |                     |                        |
|---------------------|------------------------|
| USAA                | T. Rowe Price          |
| Focus on the Family | Boecore                |
| US Post Office      | T-Mobile               |
| Wells Fargo         | U.S. Air Force Academy |

## NEARBY SERVICES

- |                                  |             |
|----------------------------------|-------------|
| The Promenade Shops At Briargate | Apple Store |
| My Neighbor Felix                | Nike        |
| Biaggi's Ristorante Italiano     | Kum & Go    |
| P.F. Chang's                     | Starbucks   |
|                                  | QDOBA       |

DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.