

# HABITURE PROFESSIONAL CENTER

New Class A Office Development at Briargate Crossing  
Briargate Parkway at Grand Cordera Parkway  
Colorado Springs, CO 80924



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# HABITURE PROFESSIONAL CENTER

Briargate Crossing

PROPERTY  
OVERVIEW

1

- New Class A Medical/Professional Office Building
- Two (2) Story - 13,500 Square Foot Floorplates
- Suites Ranging from 1,500 to 27,000 Square Feet
- Available Fourth Quarter 2021 (Estimated Delivery)
- Light, Open Spaces
- Outdoor Cantilevered Terraces
- Outdoor Gathering Area
- Parking - Five (5) Spaces per 1,000 Square Feet

## AVAILABLE SPACE

- Build-To-Suit Suites From 1,500 to 27,000 Square Feet

## PRICING

- Call Broker





# HABITURE PROFESSIONAL CENTER

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PROPERTY  
OVERVIEW

1

Habiture Professional Center is a new Class A Medical/Professional Office Building located in the heart of Briargate in northeast Colorado Springs. The property is located just east of UC Health Memorial North and Children's Hospital and within ten minutes of St. Francis Medical Center. Modern, state-of-the-art office space has been designed for flexible layout and efficiencies and to create a signature piece of architecture.

## DESIGN FEATURES

- Sets a new direction for a signature piece of architecture that is sensitive to the environment and creates an attractive brand for tenants
- Two stories with the upper story providing covered outdoor terraces to allow access to light, air and tremendous mountain views
- Design incorporates natural materials that provide a warm and welcoming healthy environment for tenants and guests
- Maximum use of glass to create light-filled spaces
- Outdoor gathering area for collaboration and enjoyment of the healthy Colorado environment
- Option for covered parking
- Ample parking for medical and office tenants

## QUANTUM COMMERCIAL GROUP, INC COMMERCIAL REAL ESTATE SOLUTIONS

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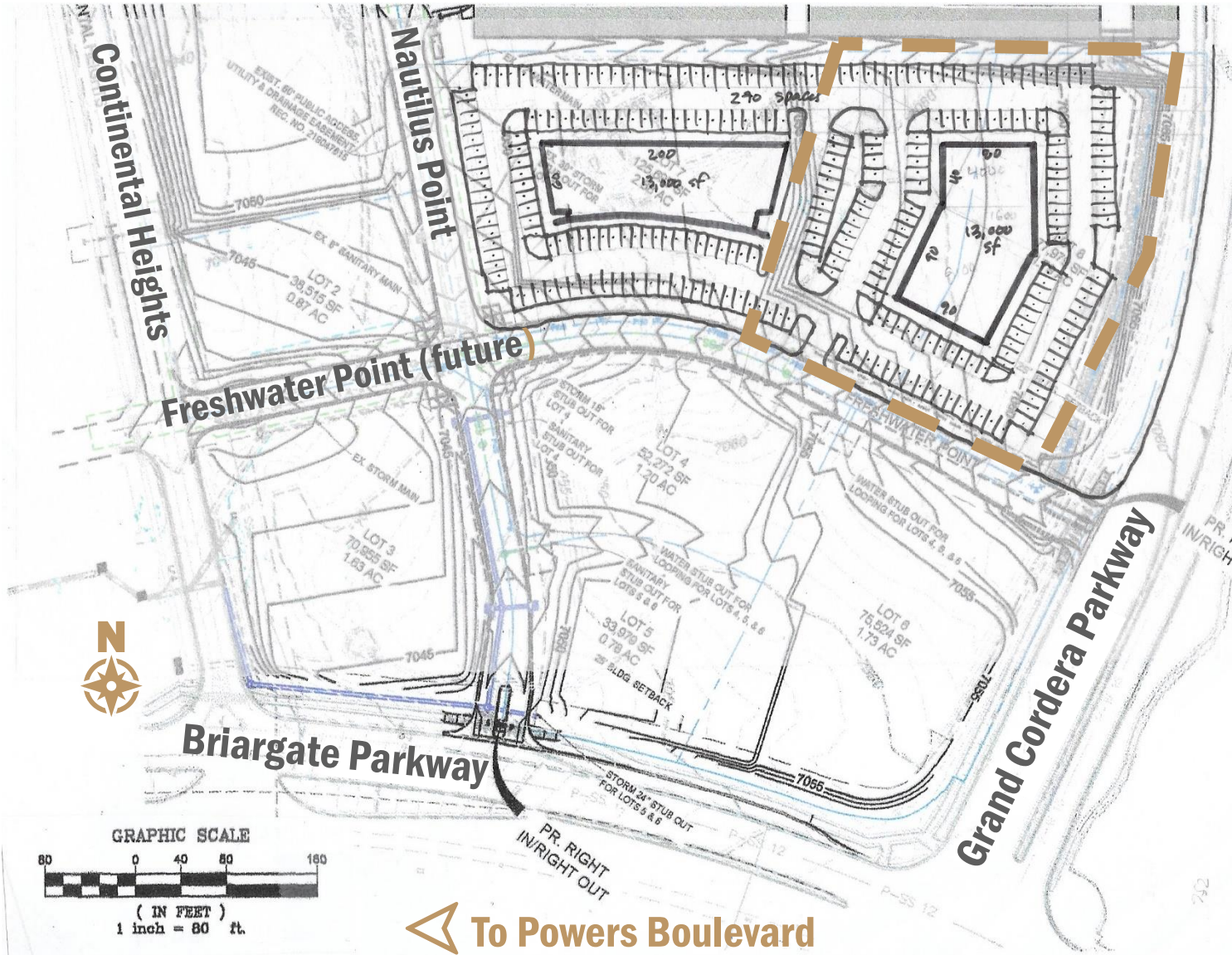
# HABITURE PROFESSIONAL CENTER

Briargate Crossing

PROPERTY  
INFORMATION

2

To Prominent Point



## PHASE I Site Plan

To Powers Boulevard





# HABITURE PROFESSIONAL CENTER

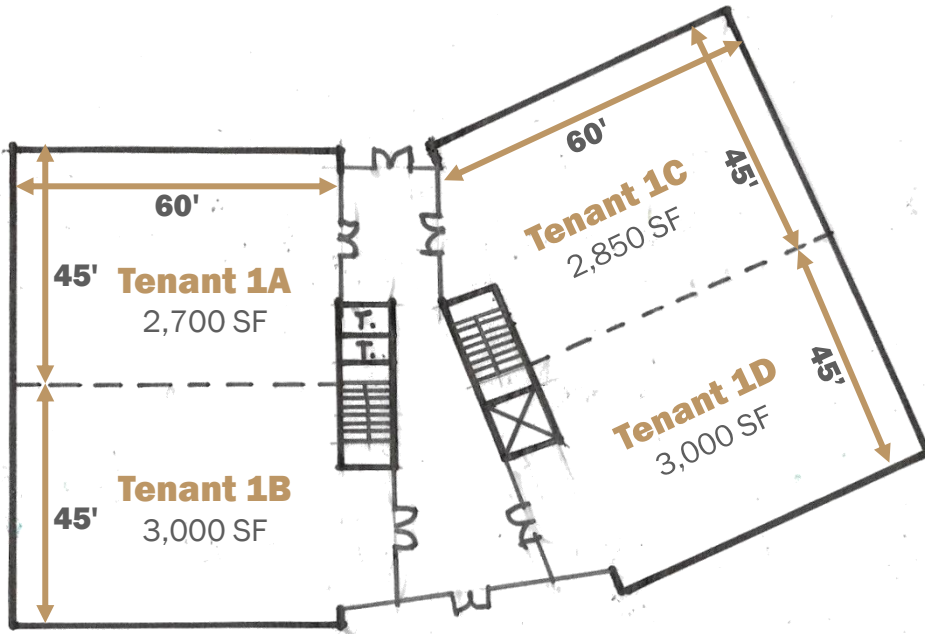
Briargate Crossing

## PROPERTY INFORMATION

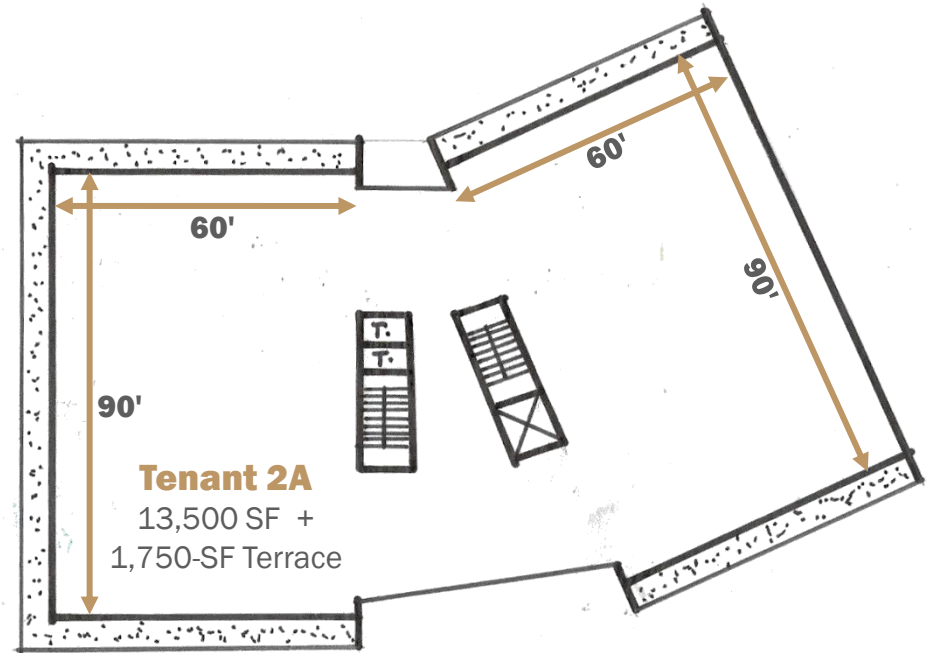
2

<b>Level 1</b>	13,500 Gross Square Feet
<b>Level 2</b>	13,500 Gross Square Feet + 1,750-Square Foot Terrace
<b>Total</b>	<u>27,000 Gross Square Feet</u>

## Conceptual Floor Plans

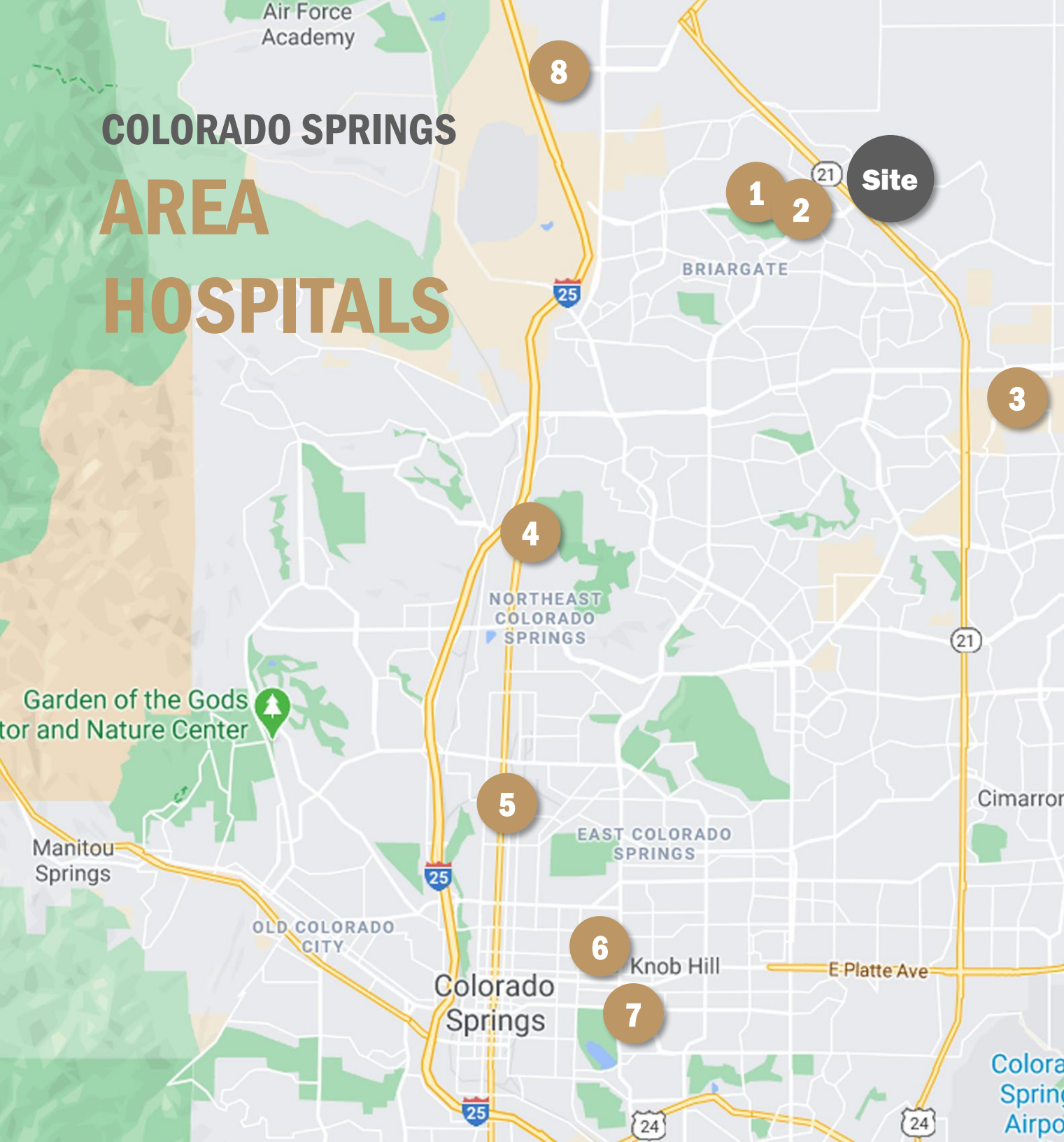


**Level 1**



**Level 2**

# COLORADO SPRINGS AREA HOSPITALS



## AREA HOSPITALS

- 1** Memorial Hospital North
- 2** Children's Hospital of Colorado
- 3** Penrose-St Francis Health Services
- 4** UC Health Grandview Hospital
- 5** Penrose Hospital Emergency Room
- 6** UC Health Memorial Hospital Central
- 7** Encompass Health Rehabilitation Hospital
- 8** Centura Health Future Hospital Campus



# HABITURE PROFESSIONAL CENTER

Briargate Crossing

## PROPERTY INFORMATION

2



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## HABITURE PROFESSIONAL CENTER

Briargate Crossing

## BRIARGATE OVERVIEW

3

### BRIARGATE MASTER-PLANNED COMMUNITY

Habiture Professional Center is located within Briargate Crossing, a master-planned residential and mixed-use community that offers top quality housing, the most progressive education available, easy access to recreational opportunities, numerous retail, professional, medical and family entertainment centers and employment all within a short walk or drive.

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, worship, 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. People live in Colorado because of the quality of life, and Briargate is Colorado living at its best.

Courtesy of [www.briargate.com](http://www.briargate.com).

