



BRIARGATE RESEARCH

2025 & 2075 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

CLASS A SINGLE-STORY OFFICE/FLEX



OWNED AND MANAGED BY

Broe
Real Estate Group

BRIARGATE RESEARCH

2025 & 2075 RESEARCH PKWY
COLORADO SPRINGS, CO 80920

Briargate Research Center is 103,375 square feet across two, Class A single-story office/flex buildings featuring attractive architecture and design for those tenants looking for low-rise, direct access space that can support a variety of medical, technology, research and development uses.

- **SINGLE-STORY DIRECT ACCESS**
- **FUNCTIONAL PRODUCT FOR MEDICAL, R&D, TECH OR OPEN OFFICE**

NEIGHBORS

T. Rowe Price USA	Northpointe Bank
Wells Fargo	Apogee Engineering
Kaiser Permanente	California Casualty
Lockheed Martin	LinQuest
Challenger Homes	Thrivent Financial
USPS	Caption Call
T-Mobile	DaVita Medical
Strategic Financial Partners	AECOM
Charles Schwab	Rocky Mountain Healthcare
	Keller Homes

RETAIL/SERVICES

Apple	Pier 1 Imports
Anthropologie	Banana Republic
Gap	Eddie Bauer
Pottery Barn	Bath & Body Works
lululemon	T-Mobile
Sephora	Jos. A Bank
Nordstrom Rack	Macy's
Whole Foods	DSW
Toni & Guy	REI
Williams-Sonoma	White House Black Market
Ulta Beauty	

CLASS A OFFICE/FLEX WITH HIGH-END FINISHES COMMON AREA IMPROVEMENTS PANORAMIC FRONT RANGE VIEWS EASY ACCESS TO I-25/MINUTES TO DOWNTOWN

BUILDING SIZE: 2025: 53,264 RSF
2075: 50,497 RSF

AVAILABLE SPACE: 2025: FULLY LEASED
2075: B: 8,106 RSF

LEASE RATE: From \$17.00 per RSF NNN

EXPENSES: \$11.08 per RSF (2026 estimate)

TENANT IMPROVEMENTS: Negotiable

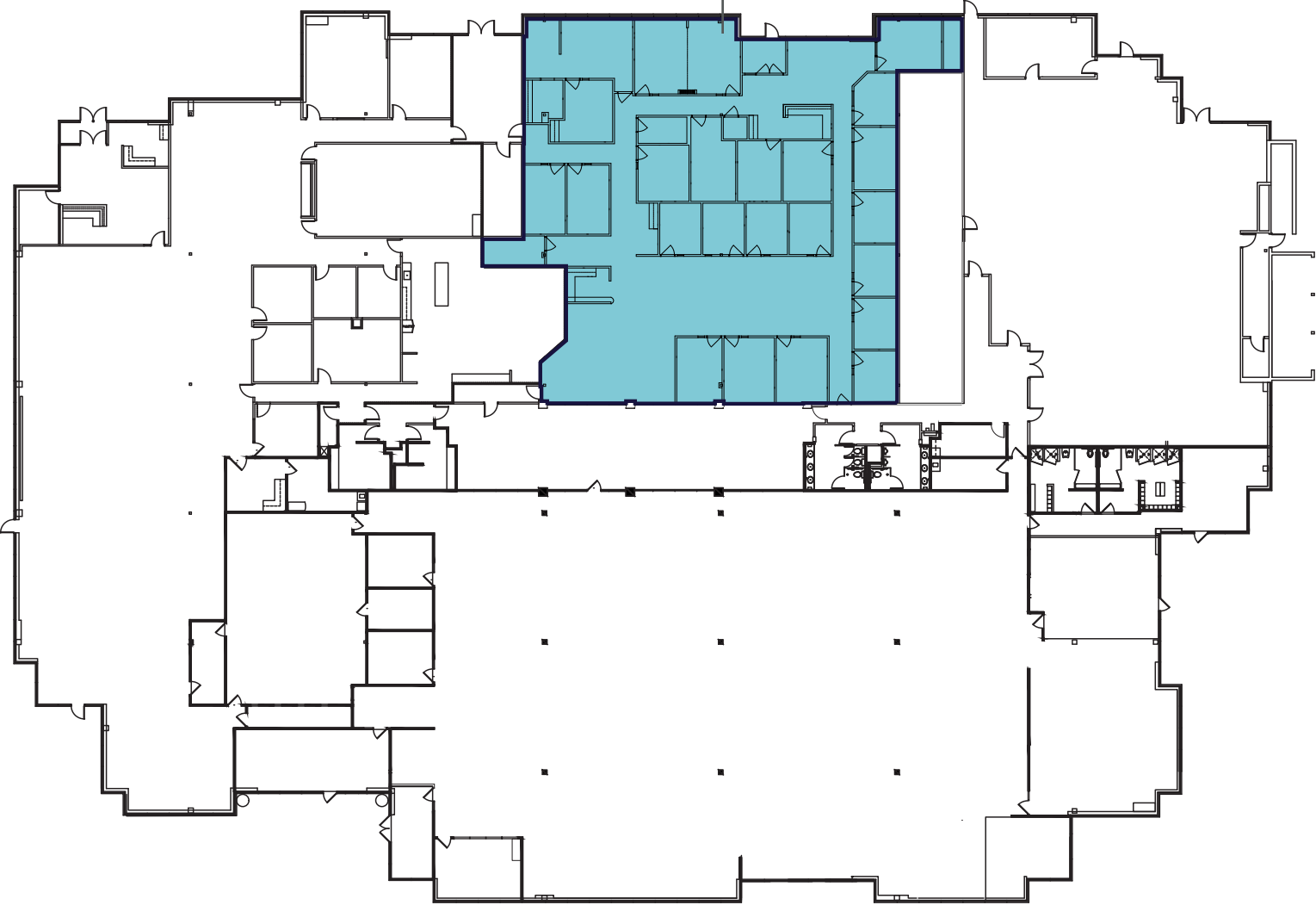
PARKING: Up to 5 spaces per 1,000 RSF

STORIES: 1

INTERNET/FIBER: Comcast, Level 3/TW Telecom
Cricket (cable only)
Century Link (cable only)



2075B
AVAILABLE
8,106 RSF



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.





5 MINUTES TO
I-25



20 MINUTES TO
DOWNTOWN



30 MINUTES TO
COS AIRPORT



AREA RESTAURANTS

Applebee's
Bad Daddy's Burger Bar
Basil & Barley
Biaggi's
Buffalo Wild Wings
Chaang Thai
Chick-fil-A
Chipotle
Chuy's
Cold Stone
Cracker Barrel

Crave Real Burgers
Culver's
Dutch Bros Coffee
Einstein Bros.
Five Guys
HuHot Mongolian Grill
IHOP
Jimmy Johns
Kung Fu Tea
Lanshing Cafe
Lazy Dog

Lulu's Frozen Yogurt
Marco's Pizza
Menya Ramen & Poke
Mimi's Cafe
MOD Pizza
Modern Market
Monica's Taco Shop
Old Chicago
Olive Garden
On the Border
Outback Steakhouse
P.F. Chang's

Panera Bread
Pei Wei Asian Kitchen
QDOBA
Raising Cane's
Red Robin
Saltgrass Steakhouse
Schlotzky's
Smashburger
Snooze, an A.M. eatery
Starbucks

Ted's Montana Grill
Thai Basil
Tilted Kilt
Tokyo Joe's
Urban Egg
Urban Tandoor
Ziggi's Coffee

EXCLUSIVE LEASING AGENTS

GREG PHANEUF
Principal
+1 719 339 9062
gphaneuf@coscommercial.com

PETER SCOVILLE
Principal
+1 719 330 8339
pscoville@coscommercial.com



**Colorado Springs
Commercial**

90 S Cascade Avenue, Suite 1150 • Colorado Springs, CO 80903 • +1 719 634 1500 • coscommercial.com

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