



Single-Story Office  
**FOR LEASE**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

OWNED AND MANAGED BY:  
**Broe**  
Real Estate Group



# BRIARGATE TECH

2375 TELSTAR DR &  
8415 EXPLORER DR

Enjoy the efficiency of a single-story layout within Colorado Springs' premier business campus.

Briargate Tech offers institutional ownership and local management in one of the most amenity-rich communities along the Front Range.

With world-class corporate neighbors and stunning mountain views, Briargate Tech is perfectly situated to attract top talent from Colorado Springs and Denver.

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

## NEIGHBORS

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

**BUILDING SIZE:** 2375: 47,696 SF  
8415: 48,622 SF

**AVAILABLE SPACE:** 2375: 14,302 RSF (sublease)  
8415: 8,677 RSF

**LEASE RATE:** \$17.50 per RSF NNN

**EXPENSES:** \$9.53 per RSF (2025 est.)

**TENANT IMPROVEMENTS:** Negotiable

**PARKING:** 5 spaces per 1,000 RSF

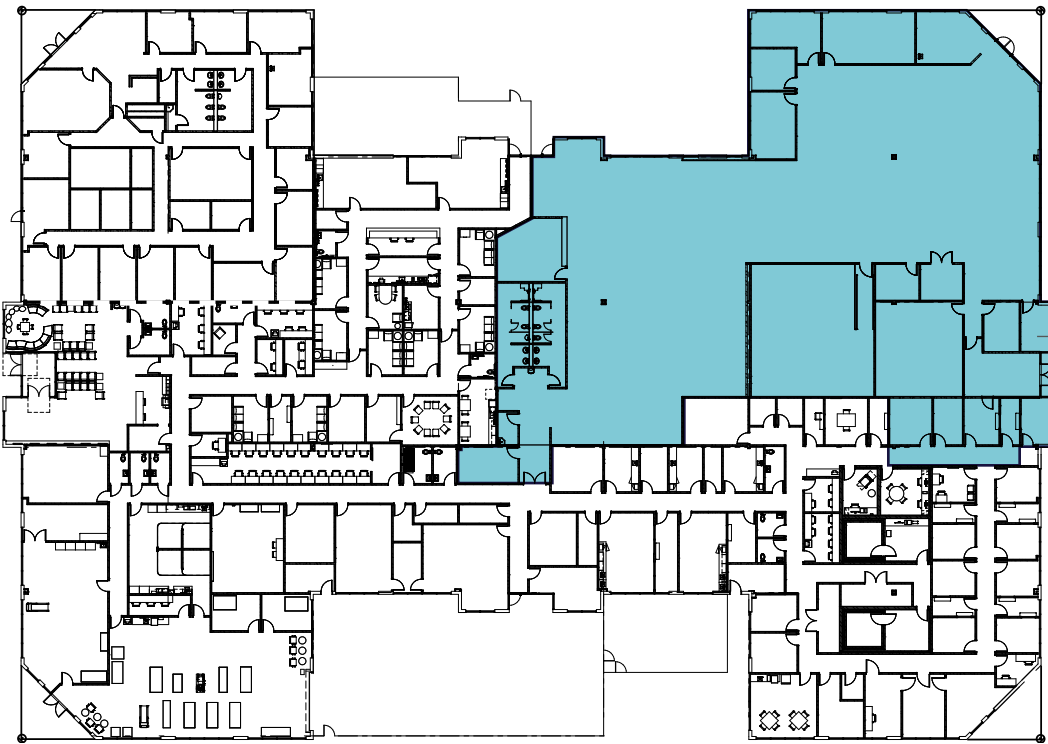
**STORIES:** 1

**YEAR BUILT:** 2008



# 2375 TELSTAR

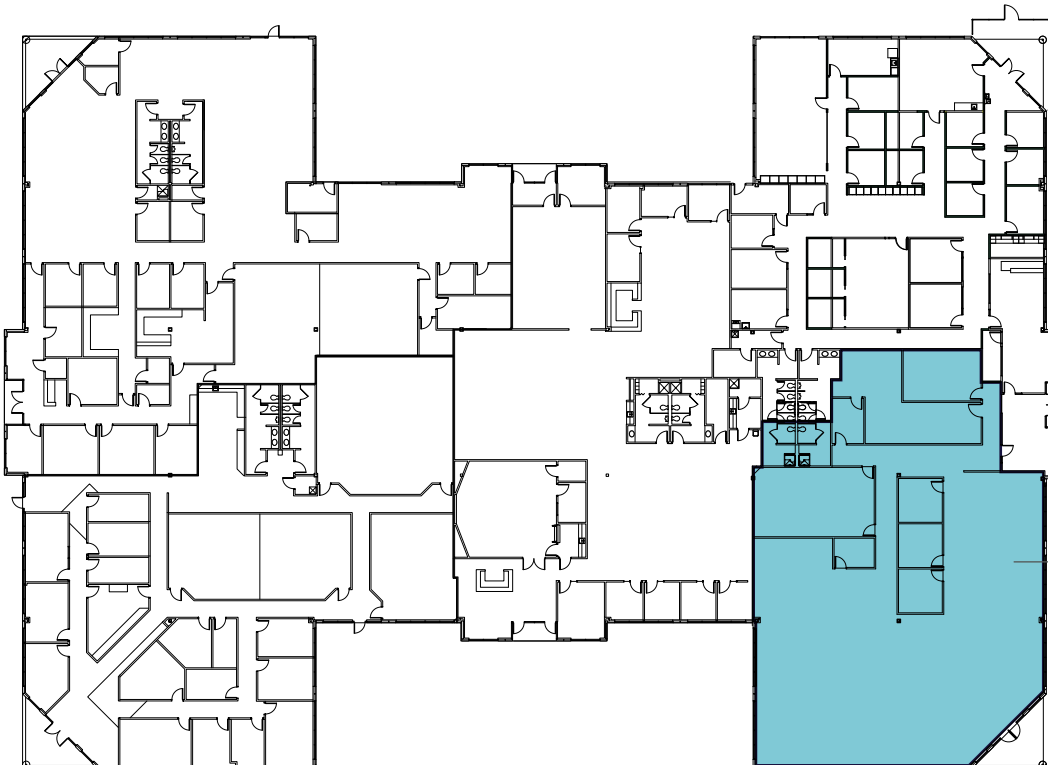
- Open floor plan with mix of hard-walled offices, conference rooms, and cubicles
- On-site server room, with room to expand
- Prominent building signage
- 4 separately metered buss bars
- Furniture available



**AVAILABLE  
SUITE 150E  
14,302 RSF**

# 8415 EXPLORER

- Mix of hard-walled office and open office, with cubicles
- Large renovated kitchen
- Private patio
- Prominent building signage
- ADA compliant restroom & shower



**AVAILABLE  
SUITE 150W  
8,677 RSF**







5 MINUTES TO  
**I-25**



20 MINUTES TO  
**DOWNTOWN**



30 MINUTES TO  
**COS AIRPORT**

# PRIME ACCESS TO THE BEST THE FRONT RANGE HAS TO OFFER



## 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

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

## EXCLUSIVE LEASING AGENTS

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