

## FOR LEASE

**BRIARGATE CROSSING**  
9697 Prominent Pt  
Colorado Springs, CO 80924



## RETAIL



### SHOPPING CENTER FEATURES

<b>AVAILABLE SPACE</b>	1,400 - 2,800 SF
<b>PROJECT SIZE</b>	407,459 SF
<b>OPERATING EXPENSES</b>	\$8.65 psf (2018 estimate)
<b>YEAR BUILT</b>	2007-PRESENT
<b>CITY ZONING</b>	PBC
<b>LEASE RATE</b>	\$31.00 - \$36.00 PSF



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**CORE**  
COMMERCIAL



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*The Gazette*  
PULITZER PRIZE-WINNING JOURNALISM, EST. 1872



### New medical office campus planned for Colorado Springs' northeast side

By: Rich Laden November 15, 2017 Updated: November 16, 2017 at 6:09 am

A 50,000-square-foot medical office building is planned for Colorado Springs' northeast side, where developers expect soaring demand for space by health care professionals who want to be near two hospitals and fast-growing neighborhoods. The two-story building, part of a larger campus to be called the Pine Creek Medical Center, would be constructed northwest of Powers and Union boulevards, near UCHealth's Memorial Hospital North and the new Children's Hospital Colorado. Mortenson Development, part of commercial construction giant M.A. Mortenson Co. of Minneapolis, and Realty Management Group, a private Denver real estate investment and development company, are partnering on the project.

While several retail centers and hotels are underway in Colorado Springs, office building construction has been slow to come back after the Great Recession. But the building planned by Mortenson and Realty Management Group signals the confidence that out-of-town developers and investors have in the Springs' growth. UCHealth is embarking on a 110-bed expansion at Memorial North, while the next-door Children's Hospital Colorado, now under construction, will include nearly 300,000 square feet for an emergency room, neonatal intensive care beds and operating rooms, among other services.

Briargate, Wolf Ranch and Northgate - with thousands of homes and apartments - are a short drive from the site. Powers Boulevard also provides a link from Stetson Hills and other subdivisions to the south and Monument, Gleneagle and Black Forest on the north.

Jecoah Byrnes, CEO of National Healthcare Realty in Denver who will market the property, said construction is expected to start in the spring, with tenants moving in by late 2018 or early 2019. He expects the building to attract primary care groups, orthopedic specialists and imaging clinics, among others. Negotiations are underway with a handful of tenants and Byrnes said the building will be about 60 percent preleased before construction begins. "We've had a very, very strong response from private medical practices that want to be there and want to have not just a position across from the hospitals, but to really plant the flag on Powers," Byrnes said. "There are few medical practices that have that ability to access Powers."

At the same time, Byrnes said, "they're wanting to take advantage of all those young professionals and young families that are moving north." Mortenson and Realty Management Group also envision a second medical building with another 45,000 to 50,000 square feet. There's no timetable for the second structure, which will be constructed based on demand, Byrnes said.



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