

FOR SALE OR LEASE

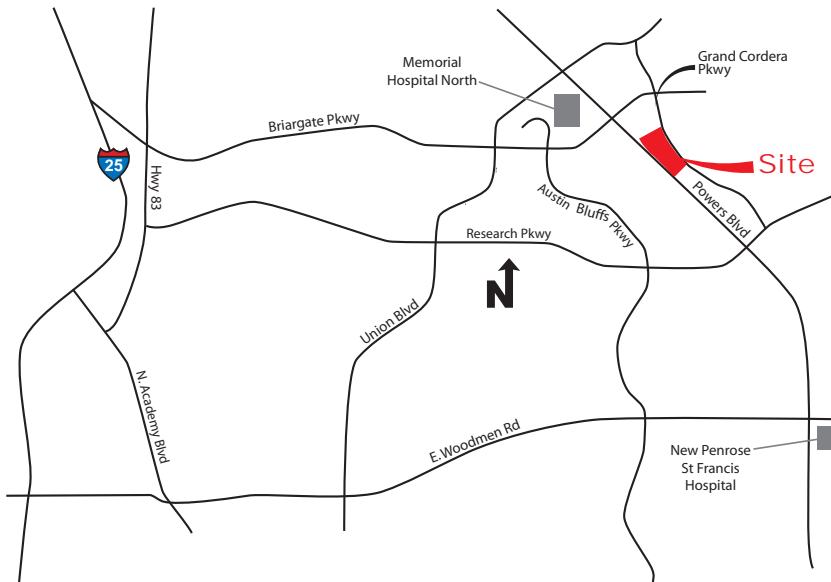
Powers Office Park, Colorado Springs, CO SEC Briargate Pkwy & Powers Blvd



BUILDING FEATURES:

- **Medical & Professional Class A Offices**
- **Suite Sizes: 1,500 - 30,000 SF**
- **Prime location in Briargate area located within minutes of the new Memorial and Penrose Hospitals**
- **Core & Shell Available August 2008**
- **Call for Best Pricing**
- **Secure & Heated Under Ground Parking**
- **5:1000 Parking Ratio**
- **Architectural design elements accentuate upper floor view**
- **Medical sized elevators in each building**
- **Exterior signage available**
- **Extensive landscaping plan**
- **Individually controlled HVAC**
- **High tech wiring & security**

POWERS OFFICE PARK



**1.7 Miles to the New North Memorial Hospital
3.4 Miles to the St. Francis Medical Center**

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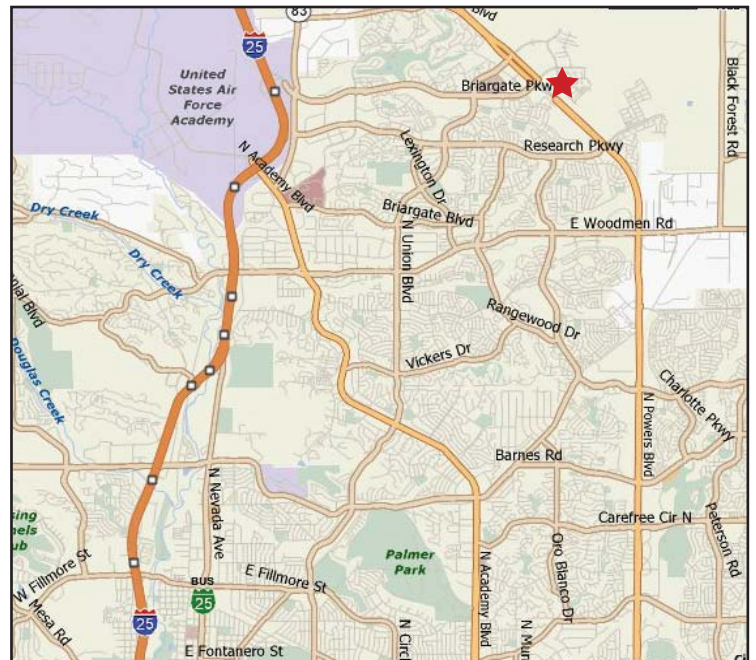
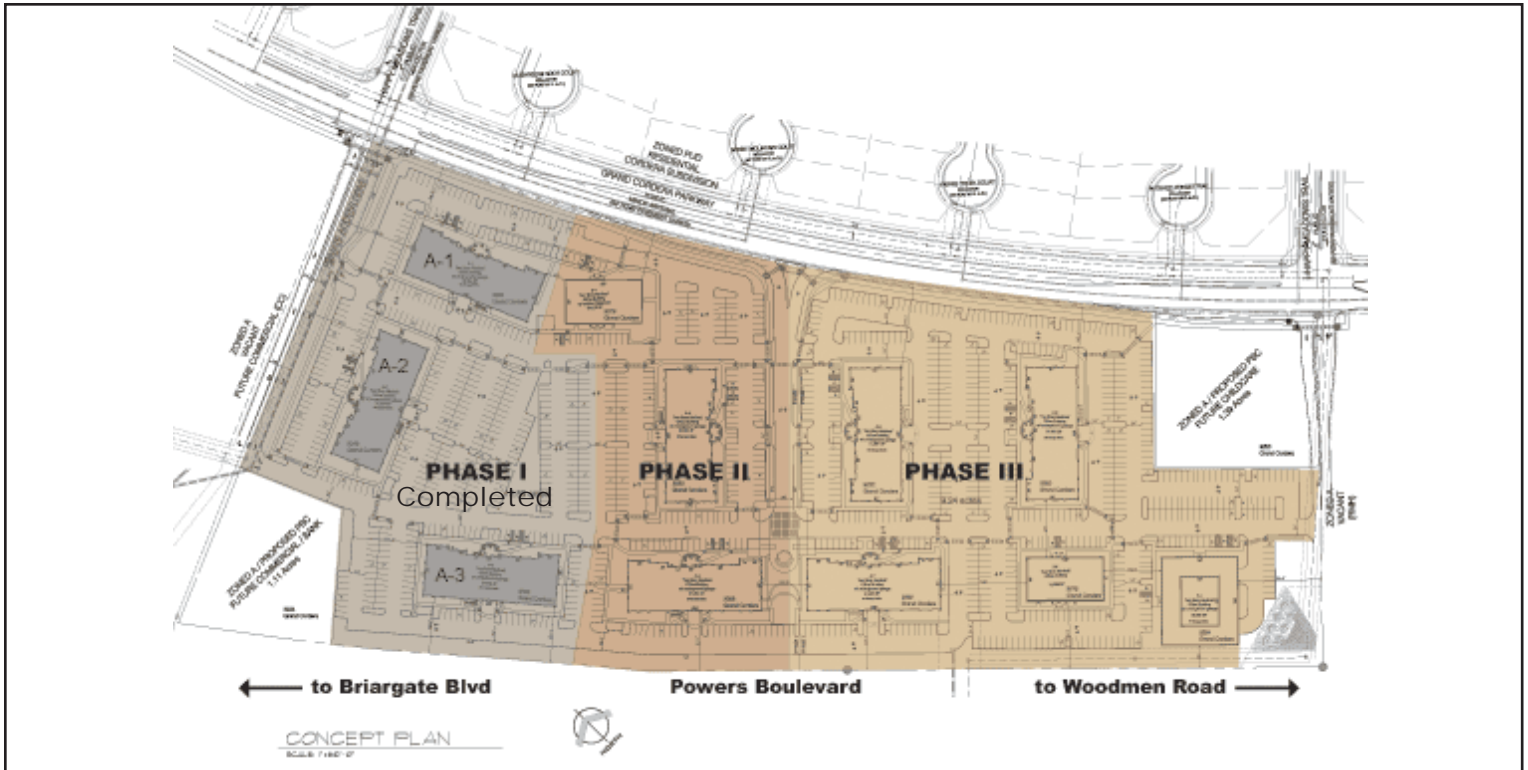
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LOCAL PRESENCE GLOBAL REACH

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Powers Office Park, Colorado Springs, CO SEC Briargate Pkwy & Powers Blvd

Site Plan & Elevations



Property Solutions Worldwide
Independently Owned and Operated

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