

PRIMECENTER

At Briargate



SINGLE STORY OFFICE COMPLEX
FIVE BUILDING COMPLEX TOTALLING 214,642 SF
AVAILABILITY VARIES FROM 3,507 SF TO 41,315 SF



FOR LEASE

Up to 15% More Work Space at No Extra Cost

Unlike traditional office buildings, PrimeCenter has no common building area. 100% of Prime Center is usable work space meaning you don't pay for space you don't use...direct savings that goes straight to the bottom line. Compare our usable square footage to any other new project!

Increases Productivity Through Communication

PrimeCenter's single floorplan buildings support a flexible working environment that enhances personnel interaction... better communications means increased productivity.

Cost Efficient Telecommunications Backbone

PrimeCenter's "smart shell" was designed with a continuous ceiling section to accommodate voice and data transmission

hardware. Systems are easy to install, distribute and upgrade, providing maximum flexibility for each tenant.

Promote Company Identity

Strengthen your business recognition with PrimeCenter's individual building signage and unique tenant entries...use your real estate to advertise!

Quick Easy Access

With direct access to I-25 via the Briargate interchange, less than one mile away, PrimeCenter provides easy access to markets, customers and employees. Designed for maximum visibility and site efficiency, PrimeCenter's entrances off Briargate Parkway, Chapel Hills Drive and Dynamic Drive, facilitate traffic flow and parking for employees and customers.

LEASE RATES STARTING AT \$13.50 -\$14.50 PSF, NNN

Exclusively Marketed By:

MICHAEL P. PALMER, SIOR

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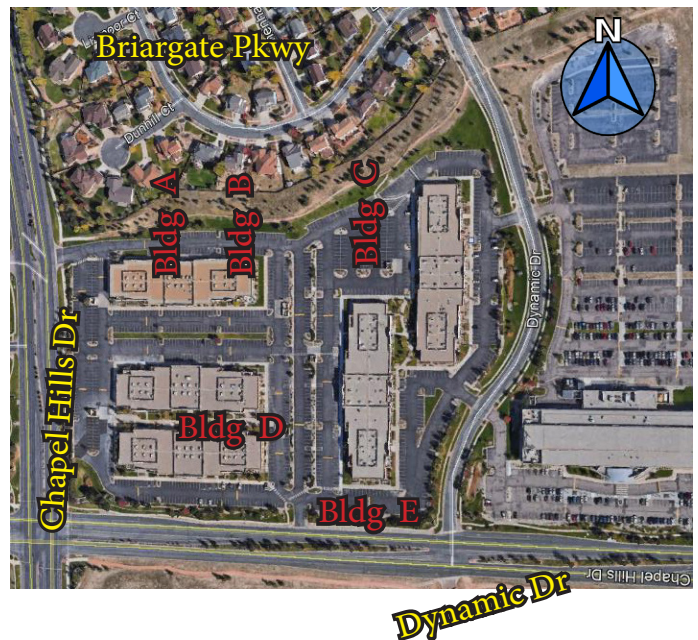
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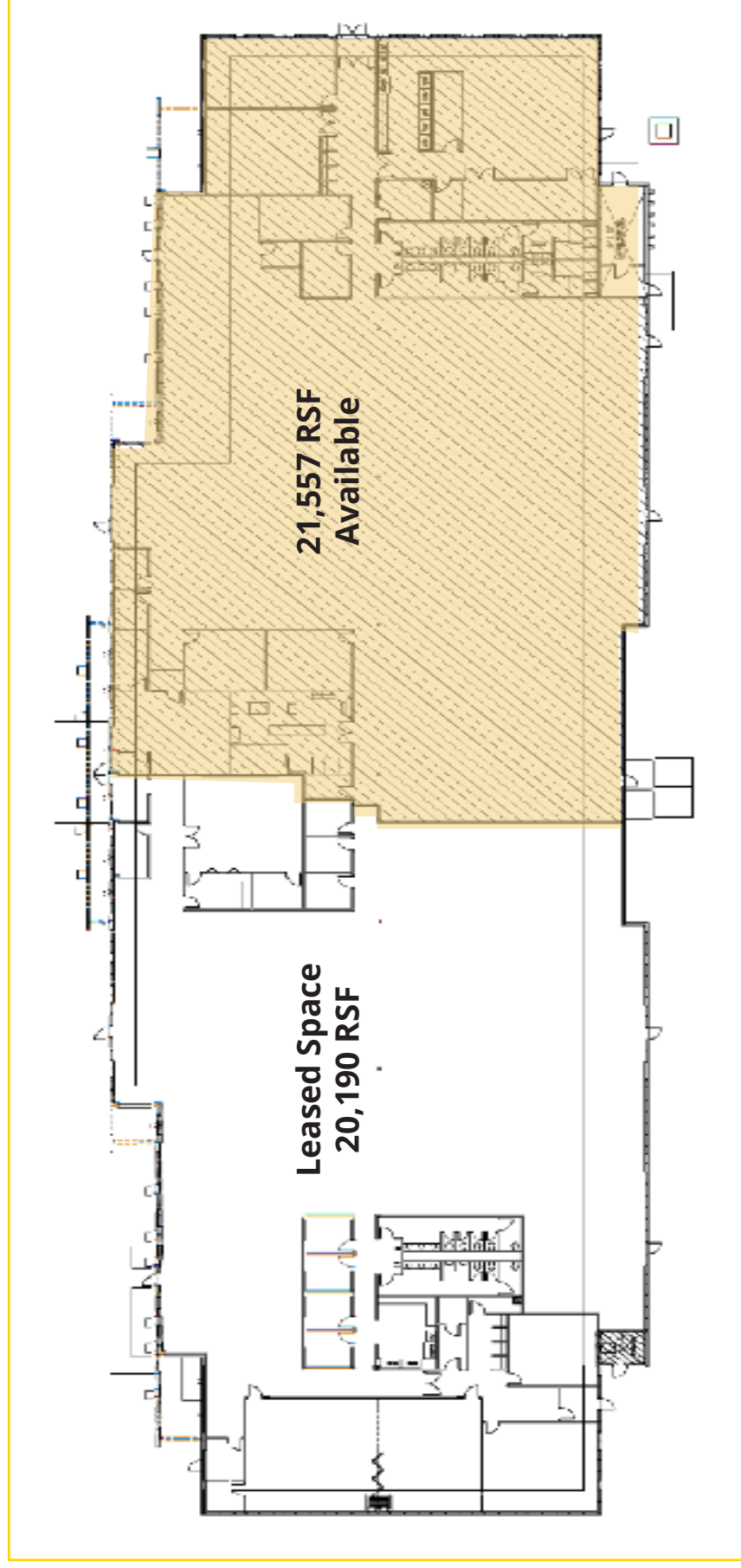
2315, 2335, 2355 Briargate Parkway, 526 & 536 Chapel Hills Drive

ZONING:	PIP-1
YEAR CONSTRUCTED:	1999-2001
AVAILABLE SPACE:	Building B - 2335 Briargate Parkway - 21,557 RSF Building C - 2355 Briargate Parkway - 41,315 RSF Building D - 526 Chapel Hills Drive - 33,205 RSF Building E - 536 Chapel Hills Drive - 3,507 RSF Totaling: 99,584 SF Available
LEASE RATE:	Starting at \$13.50 to \$14.50 NNN (subject to Lease Term and Tenant Improvements)
EXPENSES (Estimate):	\$7.88/RSF (excludes premises janitorial)
TENANT IMPROVEMENTS:	Negotiable
PARKING RATIO:	5 spaces per 1,000 rentable square feet
ELECTRICAL:	Each building contains an interior 1600 amps, 277/480V main service with associated buss gutter, providing a minimum of 2 watts/SF for lighting, 7 watts/SF general tenant use at the desktop and 7 watts/SF for mechanical usage.
COMMUNICATIONS:	Fiber optic access is provided to each building with on-site loop feed capability.
LIFE SAFETY:	Fire sprinkler protection throughout is provided by landlord as part of building shell. Continuously monitored fire alarm/smoke detection system.
HVAC:	Heating and Air Conditioning will be provided by single zoned gas fired heating and cooling packaged units. Zones are at 1 unit per 2150/SF interior and one unit per 1250/SF at corners. System is designed to provide 1.32 CFM/SF.
FINISHED CEILING HEIGHTS:	Tenant areas are typically 10 feet, but vary by space. Clear heights vary from 12' to 14'7".
ROOF:	Ballasted 45 mil EPDM roof with R-19 insulation.
LIGHTING:	Deep cell parabolic fluorescent lighting system with electronic ballasts will be standard tenant finish items.



PRIMECENTER AT BRIARGATE/2335 Briargate Parkway

Building B

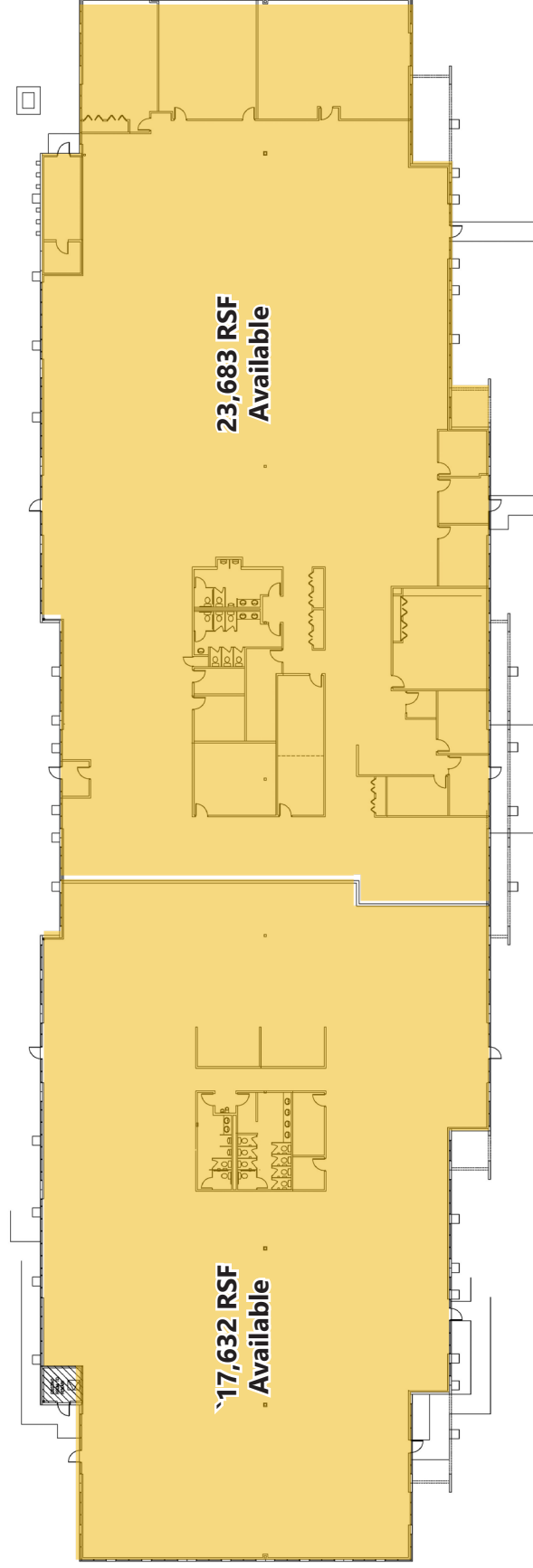


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PRIMECENTER AT BRIARGATE/2355 Briargate Parkway

Building C



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PRIMECENTER AT BRIARGATE/526 Chapel Hills Drive

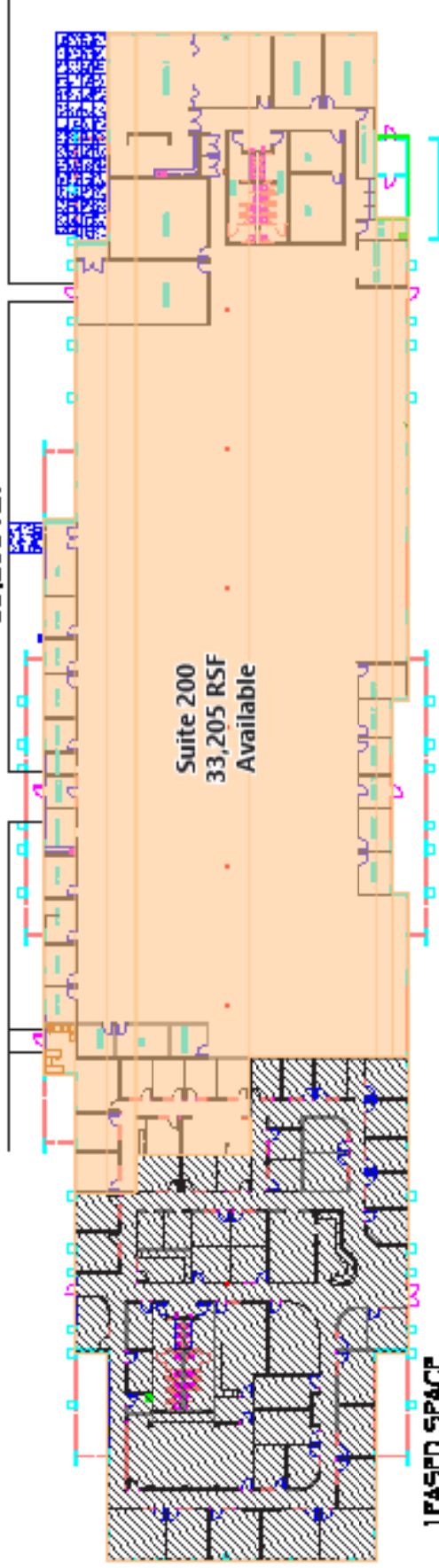
Building D



AVAILABLE SPACE
33,205 RSF

Suite 200
33,205 RSF
Available

LEASED SPACE
12,114 RSF

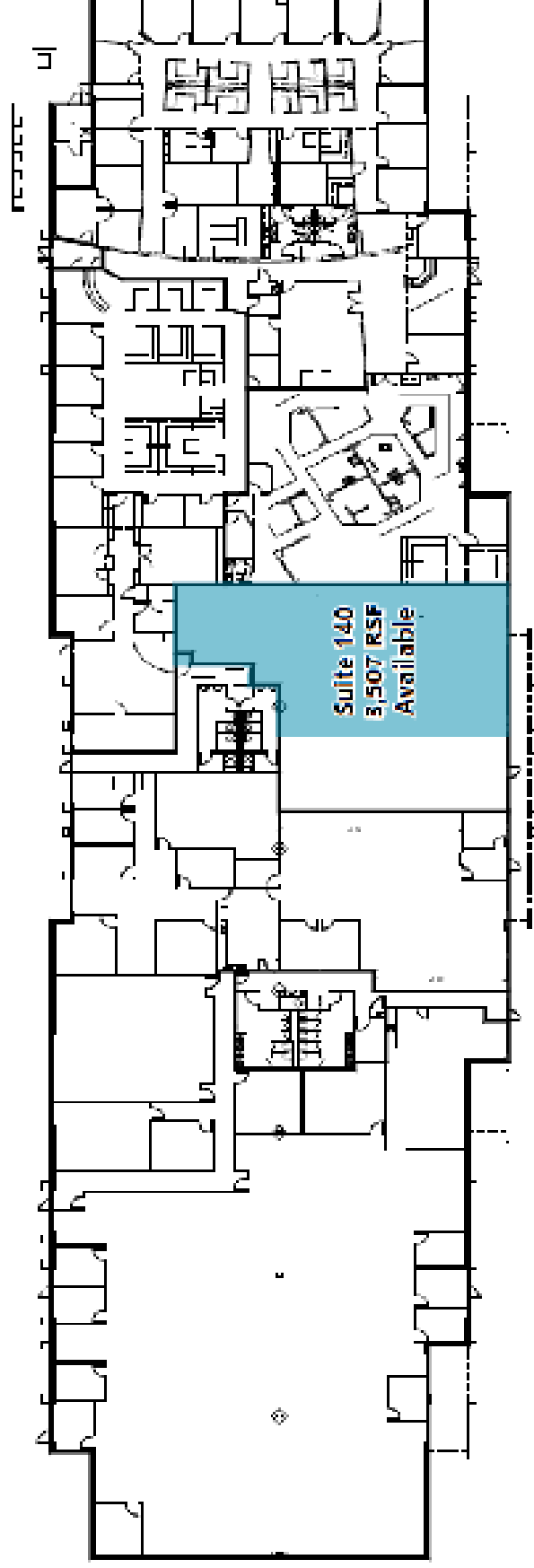


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PRIMECENTER AT BRIARGATE/536 Chapel Hills Drive

Building E



Suite 140
3,507 RSF
Available



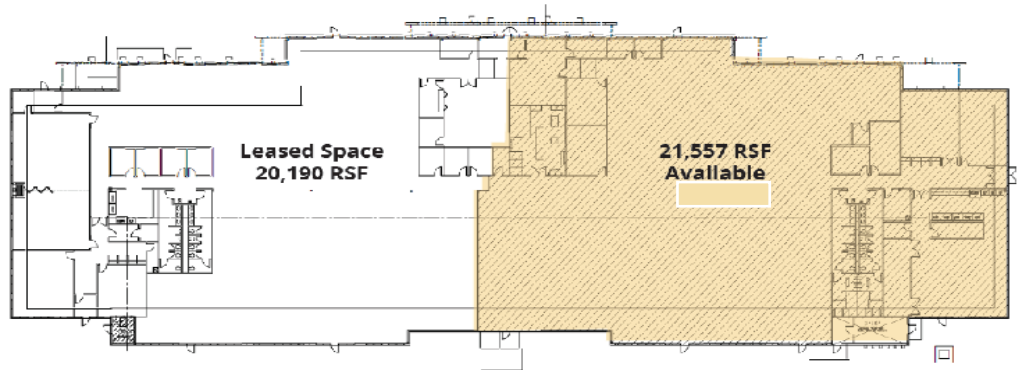
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PrimeCenter at Briargate

BUILDING B

2335 Briargate Parkway
Approx. 21,557 RSF Available



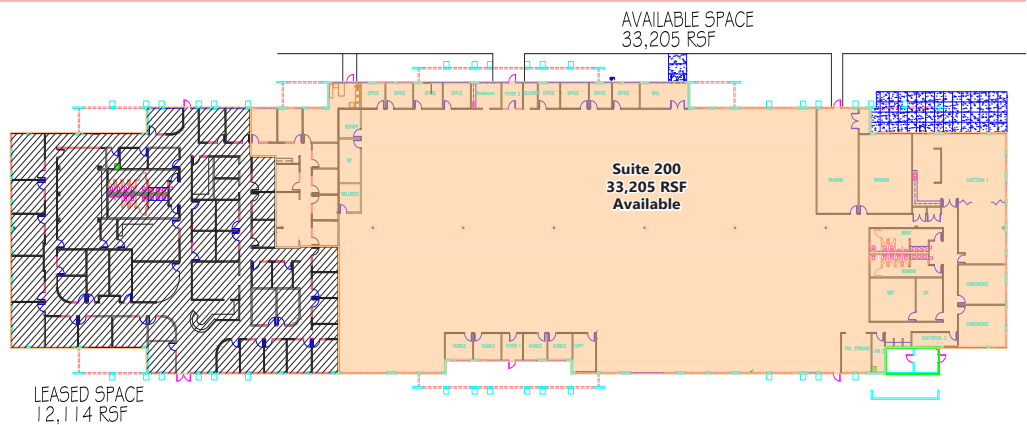
BUILDING C

2335 Briargate Parkway
Approx. 41,315 RSF



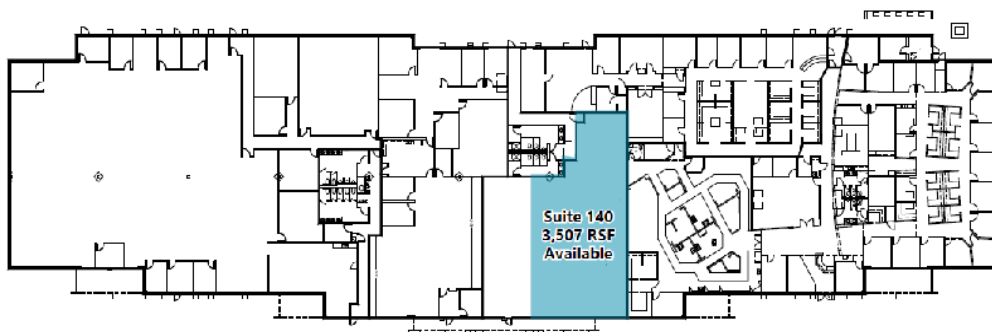
BUILDING D

526 Chapel Hills Drive
33,205 RSF Available



BUILDING E

536 Chapel Hills Drive
3,507 RSF Available



PrimeCenter at Briargate

2315, 2335, 2355 Briargate Parkway, 526 & 536 Chapel Hills Drive



For further information, please contact:

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