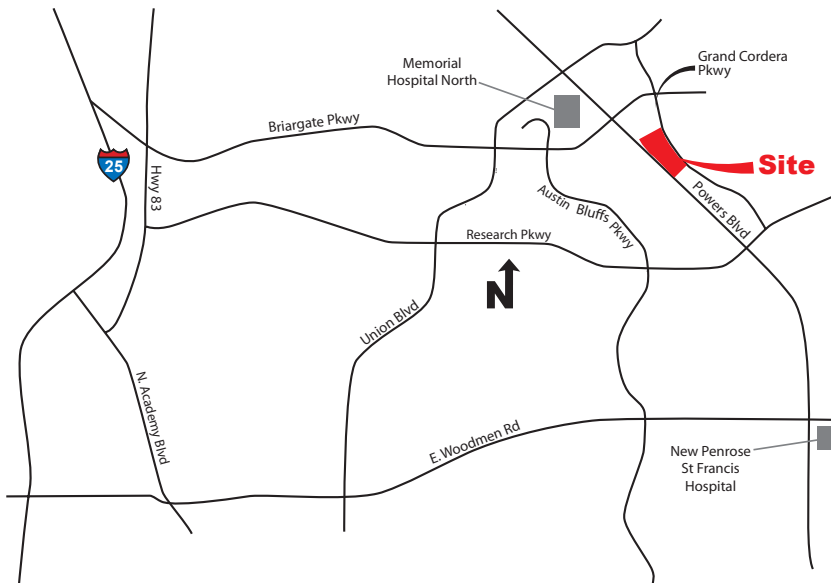


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Powers Office Park, Colorado Springs, CO SEC Briargate Pkwy & Powers Blvd



POWERS OFFICE PARK



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

BUILDING FEATURES:

- Medical & Professional Class A Offices
- Suite Sizes: 1,500 - 30,000 SF
- Prime location in Briargate area located within 1 mile 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

Mary Frances Cowan, CCIM • 719.228.3606 • mary.cowan@grubb-ellis.com

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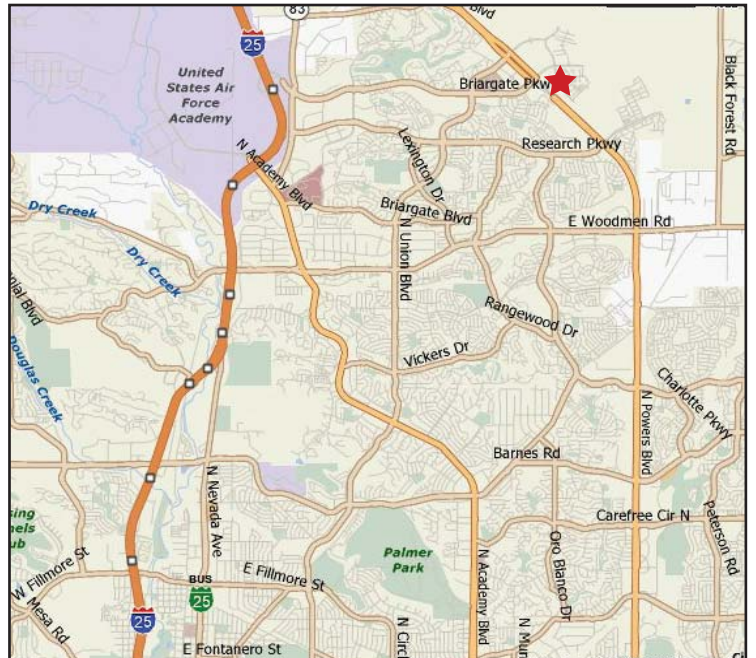
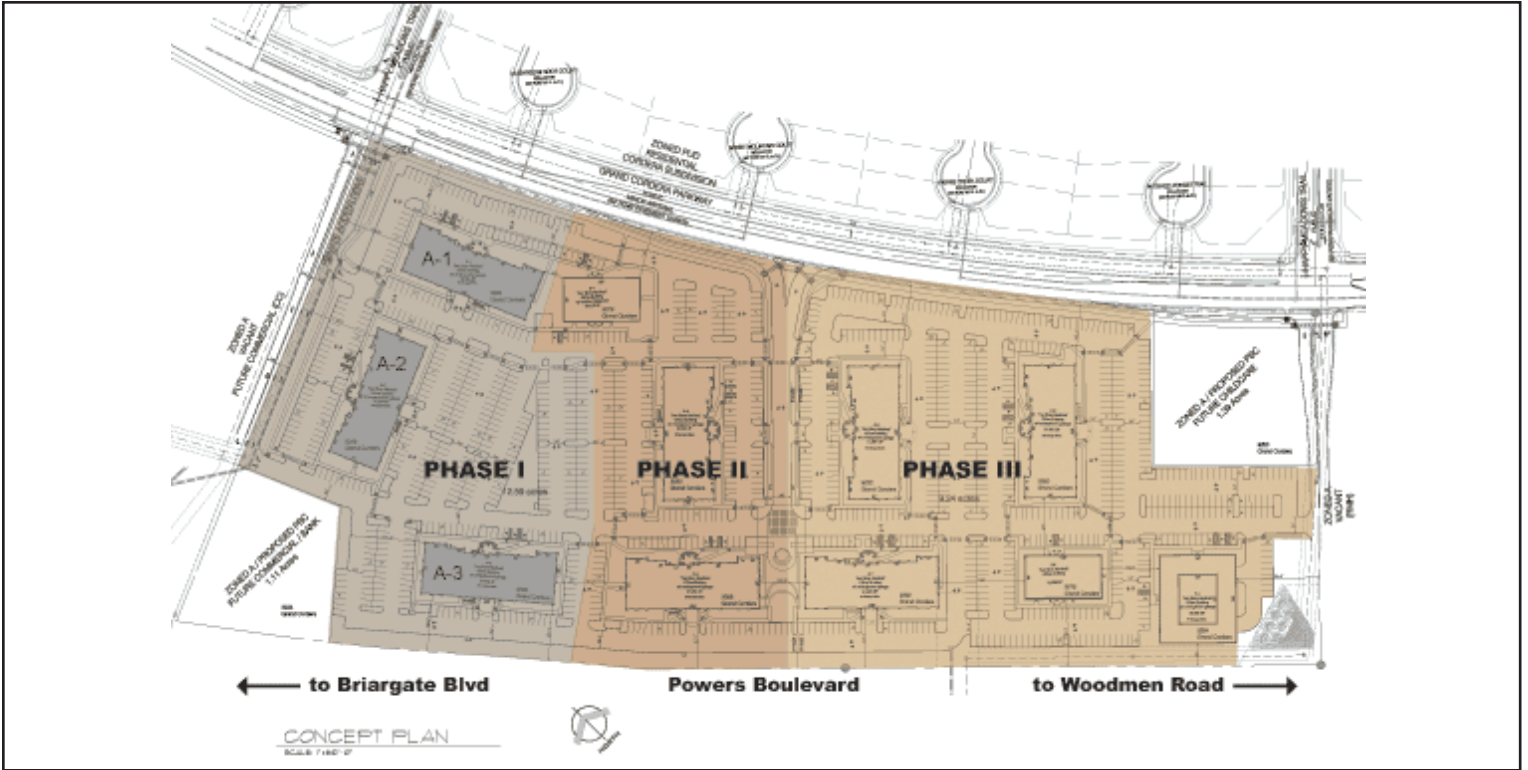
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