



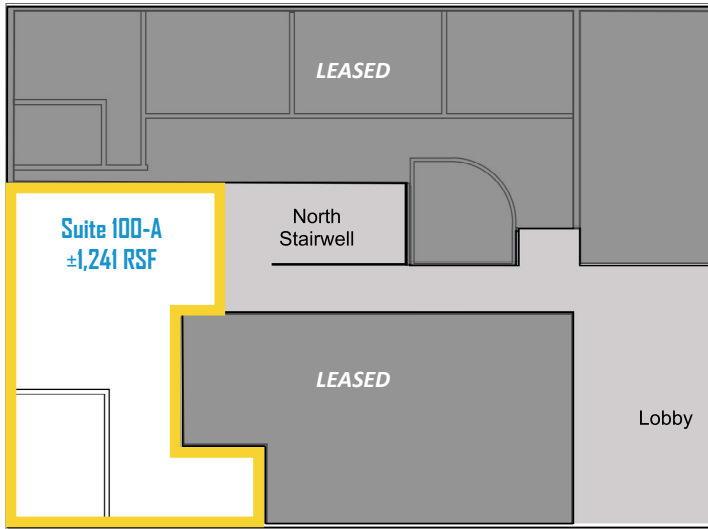
PROPERTY FEATURES

- 1,241 RSF Office Suite Available 10/1/2026 on the 1st Floor - Suite Offers **Ample Glass & Exterior Access Door**
- 574 RSF, 576 RSF & 868 RSF Spec Office Suites Available Immediately on the 2nd Floor - Up to 2,018 RSF Contiguous
- **Spec Suite Condition with New Carpet, Paint & Lighting**
- Complimentary Secure Basement Storage Available for Building Tenants
- Extensive Exterior Windows with Abundant Natural Light
- Professional, Quiet Office Building Totaling 18,019 SF
- 1/2 Block Off of Parker Road on the West Side
- Adjacent to King Soopers Center, Bank of America, Carl's Jr., Murphy USA and Many More
- 7 Minutes to E-470, 15 Minutes to I-25, 20 Minutes to Castle Rock, 25 Minutes to both Downtown Denver & D.I.A.

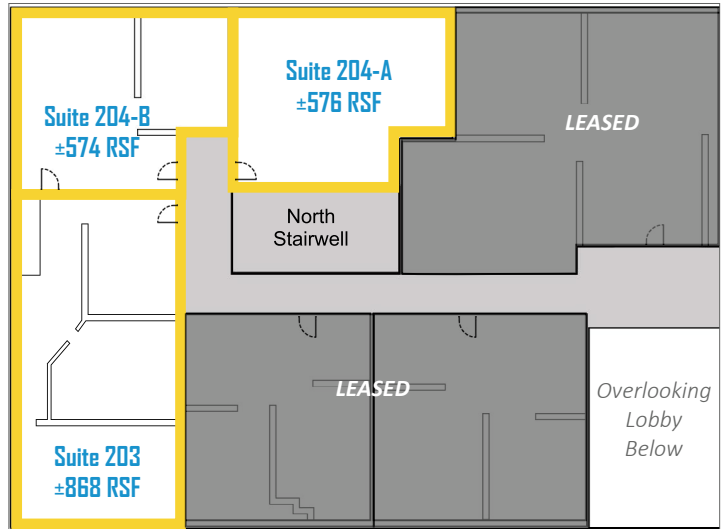
PROPERTY DETAILS

AVAILABLE	<i>Suite 100-A:</i> ±1,241 SF
	<i>Suite 203:</i> ±868 SF
	<i>Suite 204-B:</i> ±574 SF
	<i>Suite 204-A:</i> ±576 SF
LEASE RATE	\$28.00 / SF MG
LEASE TYPE	Modified Gross
MONTHLY RENT	<i>Suite 100-A:</i> \$2,895.67 / Mo.
	<i>Suite 203:</i> \$2,025.33 / Mo.
	<i>Suite 204-B:</i> \$1,339.33 / Mo.
	<i>Suite 204-A:</i> \$1,344.00 / Mo.
PARKING	3: 1,000
UTILITIES	Included
CITY / COUNTY	Parker / Douglas

FIRST FLOOR



SECOND FLOOR



SUITE IMAGES

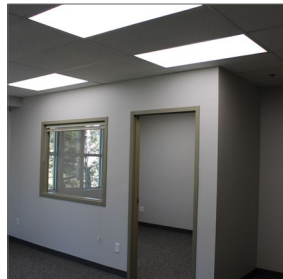
Suite 100-A: ±1,241 RSF



Suite 203: ±868 RSF



Suite 204-B: ±574 RSF



Suite 204-A: ±576 RSF

