

NEW CARPET / PAINT / LIGHTING



PROPERTY FEATURES

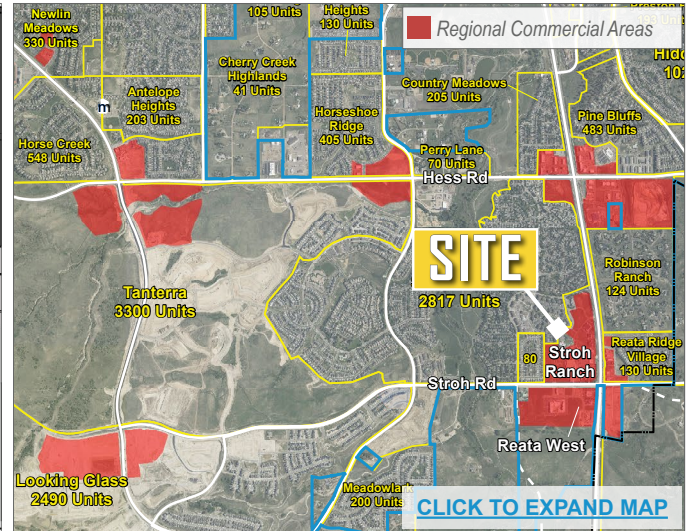
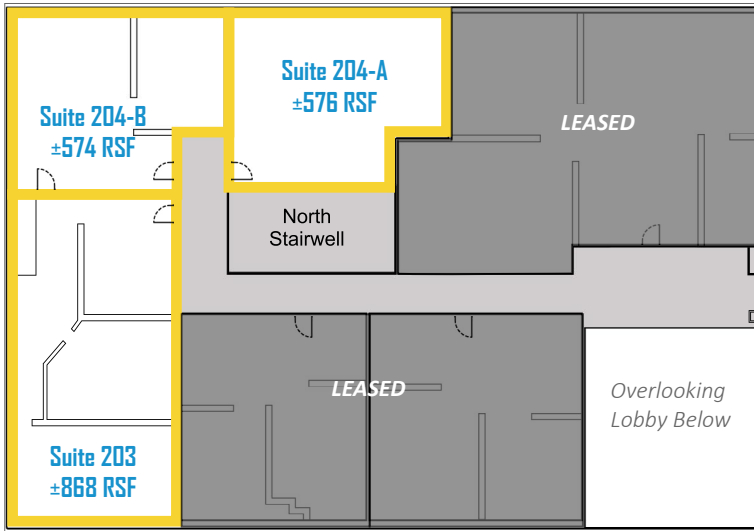
- 574 RSF, 576 RSF & 868 RSF Spec Office Suites Available
- Up to 2,018 RSF Total with 1,442 RSF Contiguous
- **Spec Suite Condition with New Carpet, Paint & Lighting**
- Excellent Second Floor Corner Location
- Minimum Lease Term of 3 Years (5 Years Preferred)
- Extensive Exterior Windows with Abundant 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	Suite 203: ±868 SF Suite 204-B: ±574 SF Suite 204-A: ±576 SF
LEASE RATE	\$28.00 / SF MG
LEASE TYPE	Modified Gross
MONTHLY RENT	Suite 203: \$2,025.33 / Mo. Suite 204-B: \$1,339.33 / Mo. Suite 204-A: \$1,344.00 / Mo.
PARKING	3: 1,000
UTILITIES	Included
CITY / COUNTY	Parker / Douglas

FLOOR PLAN

REGIONAL AERIAL



SUITE IMAGES

Suite 203: ±868 RSF



Suite 204-B: ±574 RSF

Suite 204-A: ±576 RSF



BROKERAGE DISCLOSURE