

SPECIAL USE PROPERTY FOR LEASE:

27826 ALABRASKA LANE

27826 ALABRASKA LN. EVEGREEN, CO 80439



FOR LEASE:

KELLER WILLIAMS ADVANTAGE REALTY

165 S Union Blvd Suite 250
Lakewood, CO 80228



PRESENTED BY:

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PROPERTY DESCRIPTION

27826 ALABRASKA LANE



EVERGREEN EVENTS CENTER

This special use property in the picturesque town of Evergreen, Colorado, offers a unique and versatile opportunity for your business. With a prime location in the heart of this charming mountain community, it's an ideal setting for a wide range of specialized purposes. Featuring five break-out rooms, this property is specifically designed to accommodate special use needs. Whether you're looking to establish a school, event center, wedding venue, or any other unique venture, the layout and features can be tailored to suit your requirements. With these distinctive features, our property is ready to support your business in a variety of ways. Whether you're looking for a sophisticated space to host meetings or a dynamic environment for your team, this building has it all. Don't miss the opportunity to make this exceptional property your own.

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PROPERTY SUMMARY

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OFFERING SUMMARY

Building SF:	10,000
Lease Rate:	\$10,000/month/\$12 PSF FSG
Lot Size:	11.38 Acres
Parking:	70 off street
Year Built:	2000
Zoning:	P-D

PROPERTY OVERVIEW

At 7,723 feet in the Colorado Rocky Mountains, the Evergreen Events Center sits on 11 acres of pristine property. Breathe in the fresh mountain air and enjoy getting away from the noise of the city. Lush with pine trees and unique natural rock outcroppings, you're sure to find the perfect photo spot. Wildlife, such as elk, deer, wild turkeys, and fox frequent the property. Once you are inside, this versatile building offers a meticulously designed layout that caters to a wide range of business needs. The building boasts five (5) spacious and fully equipped meeting rooms that can comfortably accommodate groups of various sizes. These rooms are perfect for conferences, seminars, and collaborative work sessions, providing the ideal environment for productive discussions and creative brainstorming. Open Reception Area on the Ground Floor: As you enter the building, you'll be greeted by an expansive and inviting open reception area. This space sets the tone for a warm and welcoming environment, making an excellent first impression for clients, partners, and visitors. For those seeking outdoor spaces, our property offers a private fenced yard area. This versatile outdoor space can be tailored to your specific needs, whether it's for team gatherings, al fresco dining, or recreational activities. The yard area provides an oasis within the city, ensuring that your team can find a moment of relaxation without leaving the property.

LOCATION OVERVIEW

Just 3 miles north is the quaint town of Evergreen, with fine arts, crafts, gift shops, restaurants, bistros, and coffee shops. The Evergreen lake boasts of many activities from ice skating to kayaking to paddle boating. Hiking trails and open space parks abound.

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AVAILABLE SPACES

27826 ALABRASKA LANE



FOR LEASE



10,000 SQ/FT FOR \$10,000/MONTH
\$12 PSF FSG



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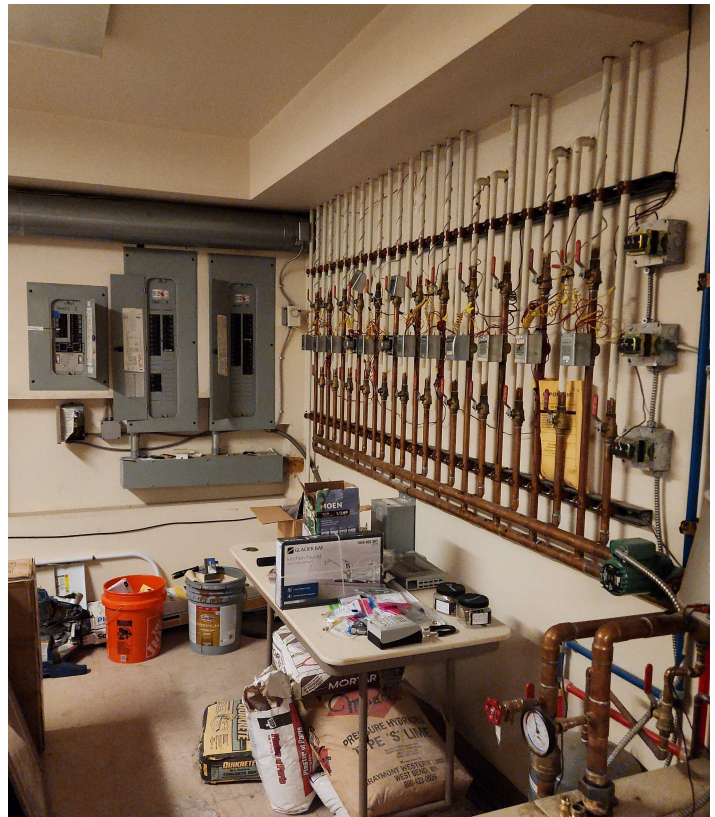
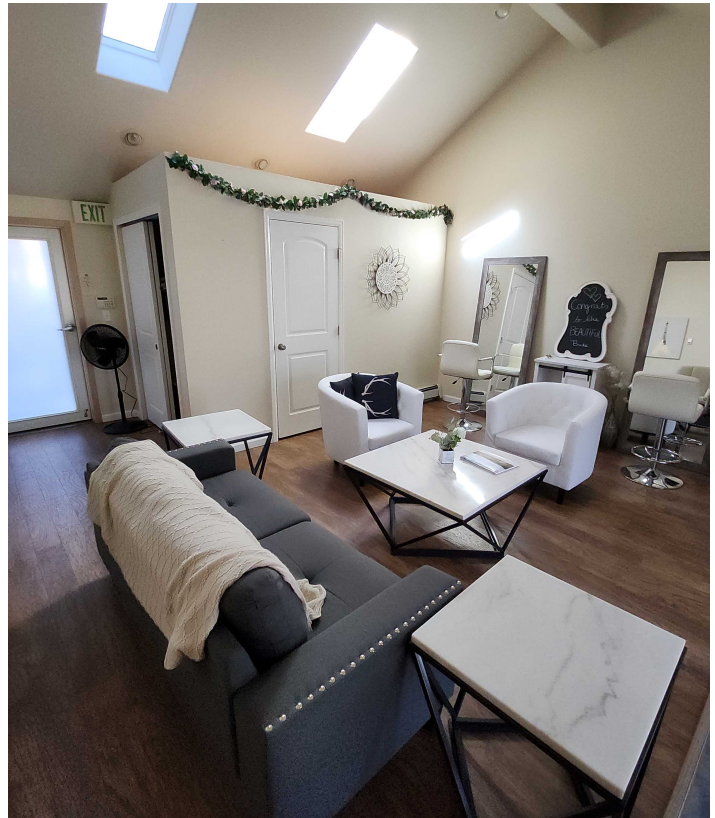
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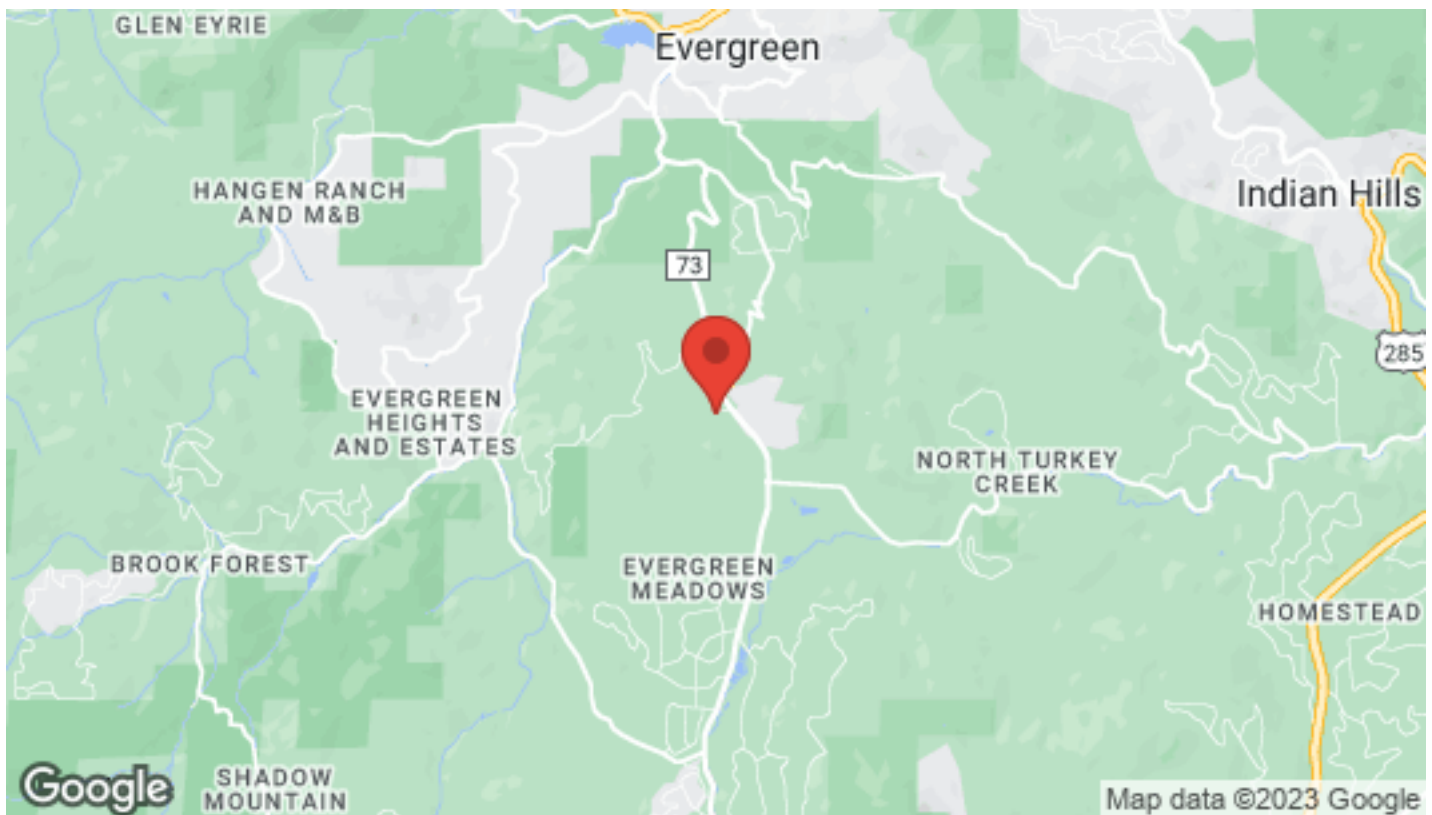
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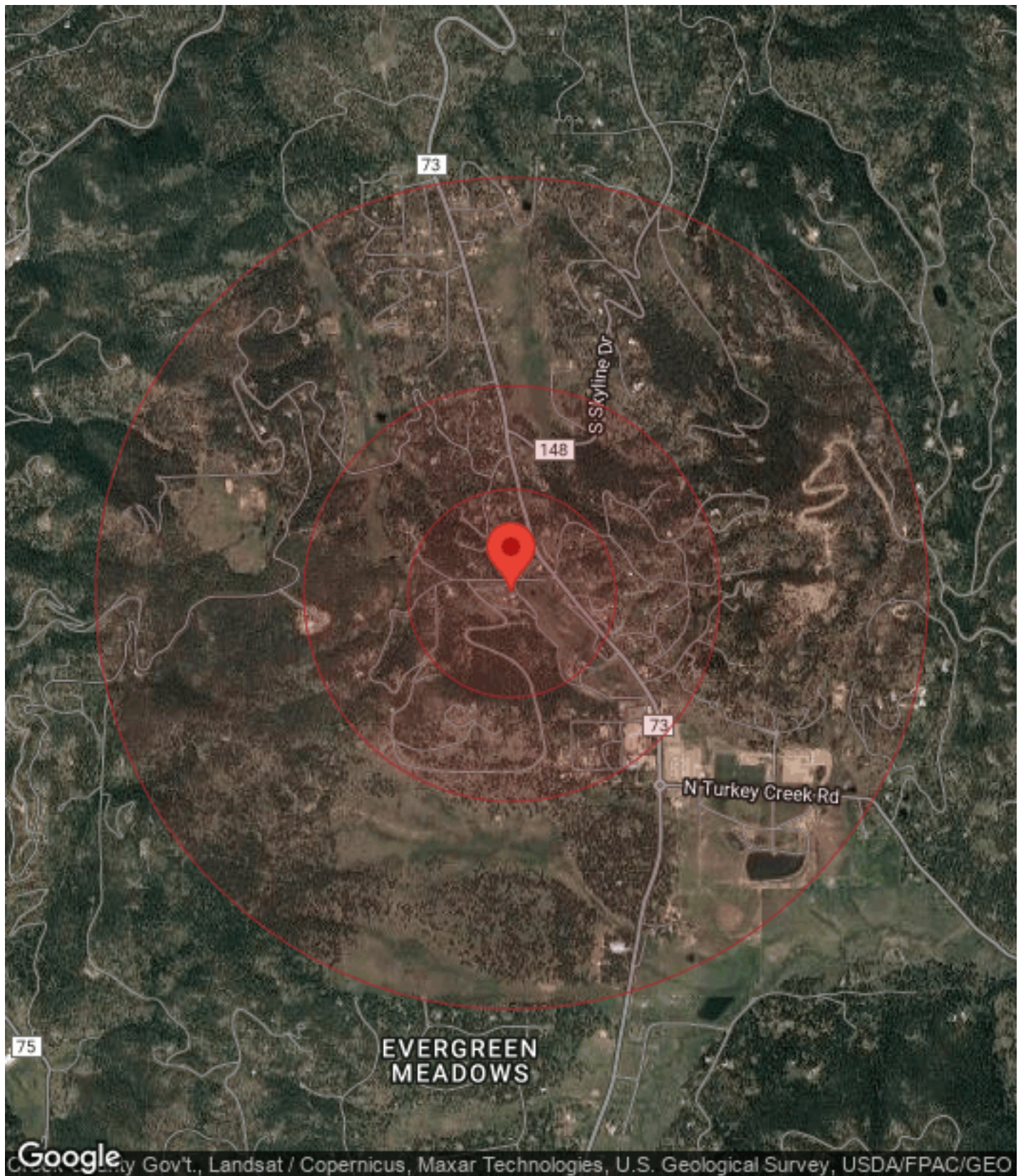


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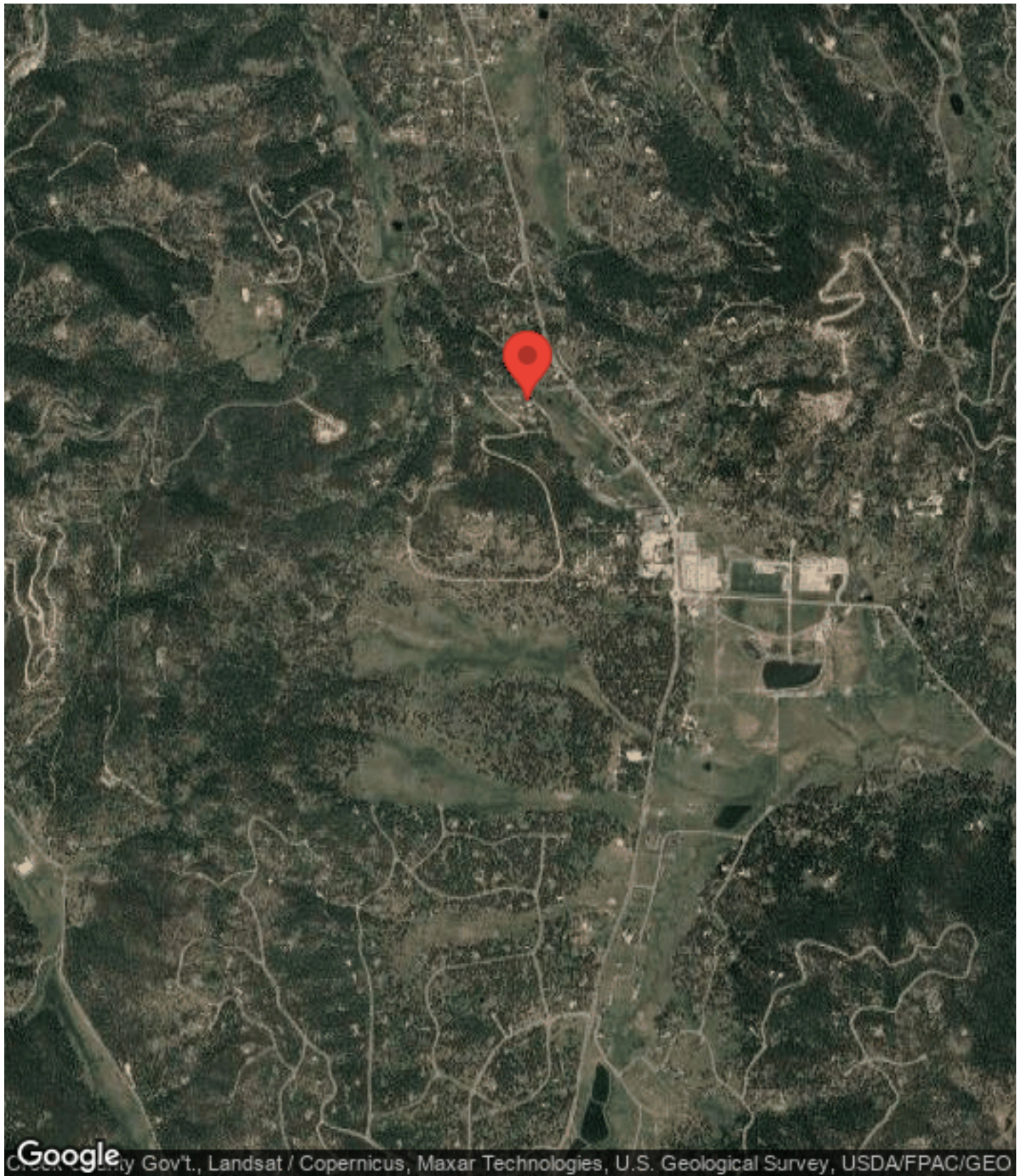
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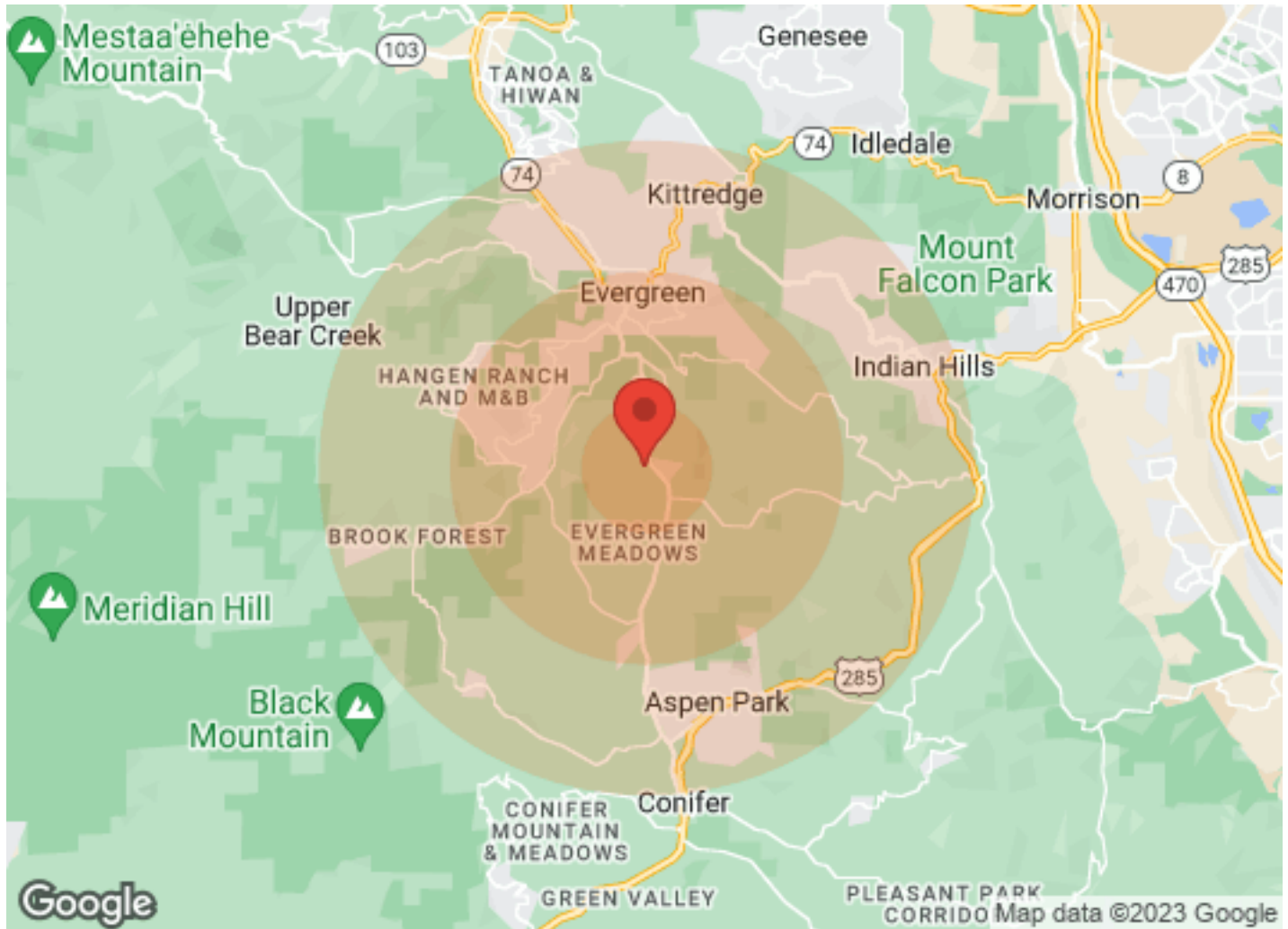
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Male	710	5,131	10,746	Median	\$95,738	\$86,495	\$94,989
Female	685	5,062	10,728	< \$15,000	31	215	505
Total Population	1,395	10,193	21,474	\$15,000-\$24,999	20	259	421
				\$25,000-\$34,999	75	130	347
				\$35,000-\$49,999	49	393	614
Ages 0-14	183	1,535	3,315	\$50,000-\$74,999	60	818	1,597
Ages 15-24	191	1,409	2,898	\$75,000-\$99,999	40	583	1,153
Ages 25-54	468	3,506	7,567	\$100,000-\$149,999	138	1,004	2,190
Ages 55-64	250	1,777	3,772	\$150,000-\$199,999	87	336	1,048
Ages 65+	303	1,966	3,922	> \$200,000	56	441	892
White	1,375	10,119	21,307	Total Units	611	4,581	9,543
Black	N/A	N/A	N/A	Occupied	569	4,171	8,692
Am In/AK Nat	N/A	2	2	Owner Occupied	516	3,500	7,279
Hawaiian	N/A	N/A	N/A	Renter Occupied	53	671	1,413
Hispanic	26	204	400	Vacant	42	410	851
Multi-Racial	32	108	288				