# Retail/Medical/Office Space

## Meadows Town Center Building 3
3855 Ambrosia Street | Castle Rock | Colorado

**Ian Elfner - Lead**
Brokerage Services  
office 720.376.6805  
direct 414.559.6000  
ian.elfner@navpointre.com

**Matt Call**
Principal  
office 720.420.7529  
direct 303.956.5781  
matt.call@navpointre.com

### Retail Move-In Special

$25.00/SF + NNN
Starting Rate (Initial 12 months)

### FOR LEASE

**Virtual tour**

*Click Here to View a [Virtual tour]*

### Building Size: 21,406 SF

- New construction at the gateway of The Meadows development
- Mixed use building with first floor retail, second and third floor office space

<table>
<thead>
<tr>
<th>First Floor Retail Available:</th>
<th>4,970 RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Divisible:</td>
<td>1,043 RSF</td>
</tr>
<tr>
<td>Maximum Contiguous:</td>
<td>3,330 RSF</td>
</tr>
</tbody>
</table>

**LEASE RATE - Retail:** $30.00/SF NNN  
**NNN Expenses:** $11.50/SF Est

<table>
<thead>
<tr>
<th>Second Floor Office Available:</th>
<th>6,693 RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Divisible:</td>
<td>952 RSF</td>
</tr>
<tr>
<td>Maximum Contiguous:</td>
<td>6,693 RSF</td>
</tr>
</tbody>
</table>

**LEASE RATE - Full Floor:** $21.00-$23.00/SF NNN  
See individual smaller unit pricing on pg 6  
**NNN Expenses:** $11.50/SF Est

<table>
<thead>
<tr>
<th>Third Floor Office Available:</th>
<th>4,827 RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Divisible:</td>
<td>902 RSF</td>
</tr>
<tr>
<td>Maximum Contiguous:</td>
<td>2,997 RSF</td>
</tr>
</tbody>
</table>

**LEASE RATE - See individual unit pricing on pg 8**

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### Meadows Town Center Building 3

- [Click Here to View a Virtual tour](#)
3855 Ambrosia Street
Castle Rock | Colorado

- Strong Co-tenants
- Existing retail & service uses on site
- Parking: 2.3/1,000 SF
  Additional cross-parking and street parking can be utilized within Meadows Town Center

NavPoint Real Estate Group
720.420.7530 | www.navpointre.com
Delivery to include:
» HVAC systems ducted to space
» Demising wall, corridor wall, exterior walls will be framed and insulated and ready for drywall
» Finishing and paint by tenant
» Open ceiling and concrete slab
Delivery to include:

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» Finishing and paint by tenant
» Open ceiling and concrete slab
OFFICE SPACE
Unit 204
952 RSF
793 USF

OFFICE SPACE
Unit 202
971 RSF
809 USF

OFFICE SPACE
Unit 200
1,032 RSF
860 USF

OFFICE SPACE
Unit 203
2,023 RSF
1,686 USF

OFFICE SPACE
Unit 201
1,120 RSF
933 USF

Delivery to include:
» Sealed concrete
» Painted Drywall
» Electrical outlets and light fixtures per Landlord’s plans and specifications
» HVAC distributed for an open space configuration
» Some acoustical ceiling clouds
» All other interior construction and finishes will be Tenant’s responsibility

<table>
<thead>
<tr>
<th>Unit</th>
<th>Estimated Gross* (Monthly)</th>
<th>Estimated Gross* (Annual)</th>
</tr>
</thead>
<tbody>
<tr>
<td>200</td>
<td>+/- $3,440</td>
<td>$41,280</td>
</tr>
<tr>
<td>201</td>
<td>+/- $3,733</td>
<td>$44,800</td>
</tr>
<tr>
<td>202</td>
<td>+/- $3,237</td>
<td>$38,840</td>
</tr>
<tr>
<td>203</td>
<td>+/- $6,743</td>
<td>$80,920</td>
</tr>
<tr>
<td>204</td>
<td>+/- $3,173</td>
<td>$38,080</td>
</tr>
</tbody>
</table>

Lease to be structured as a NNN lease. The estimated costs are merely to show the estimated monthly and annual costs.
Delivery to include:
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Office Space Available

<table>
<thead>
<tr>
<th>Unit</th>
<th>USF</th>
<th>RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>220</td>
<td>5,672</td>
<td>6,693</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Divisible - Minimum 952 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Lease to be structured as a NNN lease. The estimated costs are merely to show the estimated monthly and annual costs.

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**Featuring:** Outdoor patios with amazing views!
Meadows Town Center Building 3

3855 Ambrosia Street
Castle Rock, Colorado

Mixed use building with first floor retail, second and third floor office space

Site Plan

Directly West of Castle Rock Adventist Hospital Campus
Demographics:

Population:
- 1 Mile: 7,118
- 3 Miles: 39,468
- 5 Miles: 68,009

2017 Estimate:
- 1 Mile: 5,406
- 3 Miles: 36,169
- 5 Miles: 61,965

Growth 2017-2022:
- 1 Mile: 13.9%
- 3 Miles: 11.97%
- 5 Miles: 11.74%

Median Age:
- 1 Mile: 34.3
- 3 Miles: 37.3
- 5 Miles: 38.0

Households:
- 1 Mile: 2,527
- 3 Miles: 14,022
- 5 Miles: 24,132

Household Size:
- 1 Mile: 3.0
- 3 Miles: 2.8
- 5 Miles: 2.8

Household Income:
- 1 Mile: $104,368
- 3 Miles: $136,617
- 5 Miles: $134,732

2017 Average:
- 1 Mile: $118,874
- 3 Miles: $131,652
- 5 Miles: $128,507

2017 Median:
- 1 Mile: $101,575
- 3 Miles: $109,822
- 5 Miles: $104,584

Unemployment Rate:
- 1 Mile: 2.12%
- 3 Miles: 2.01%
- 5 Miles: 1.99%

College Graduates:
- 1 Mile: 55.59%
- 3 Miles: 57.25%
- 5 Miles: 57.40%

Median Home Value:
- 1 Mile: $359,743
- 3 Miles: $444,223
- 5 Miles: $454,427

Across the street from Castle Rock Adventist Hospital