



BEAUTIFUL OFFICE SPACE FOR LEASE

\$20.00/SF (MG)

30752 Southview Drive Suite 100/H, Evergreen, CO 80439



William A. (Bill) Downes
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Executive Summary



OFFERING SUMMARY

Office SF:	561
Price Per SF:	\$20.00/SF (MG)
Monthly:	\$935.00
Year Built:	2001
Renovated:	2020
Zoning:	Office
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

- * Beautiful, Completely Remodeled Office Condo
- * Two offices plus reception area
- * Ready for immediate move-in
- * Mountain Lodge Architecture, Surrounded by Breathtaking views
- * Balconies
- * State-Of-The-Art Ventilation and Heat-Recovery Technologies
- * Operable Windows
- * High-Speed Internet
- * A "Built Green" Project by National Award Winning Image Homes

LOCATION OVERVIEW

- * Easy Access to Hwy 74 and I-70
- * Ample Parking
- * Close Proximity to Parks, Restaurants and Retail



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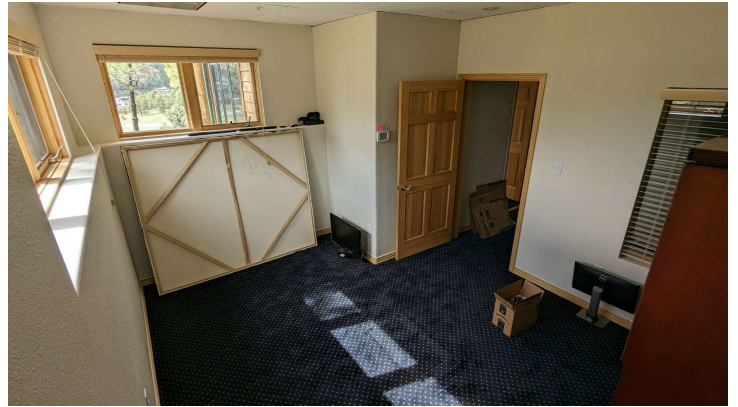
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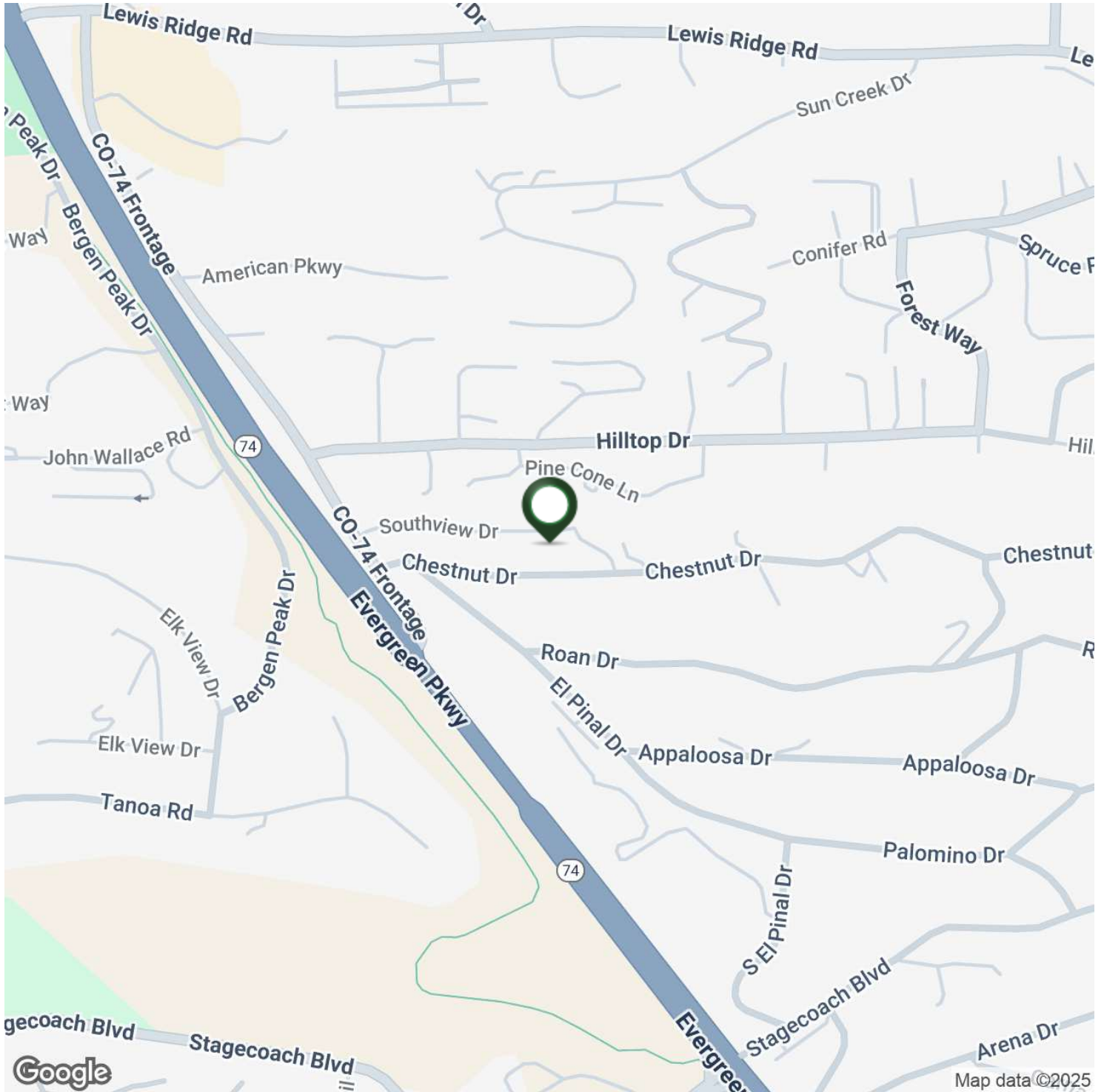


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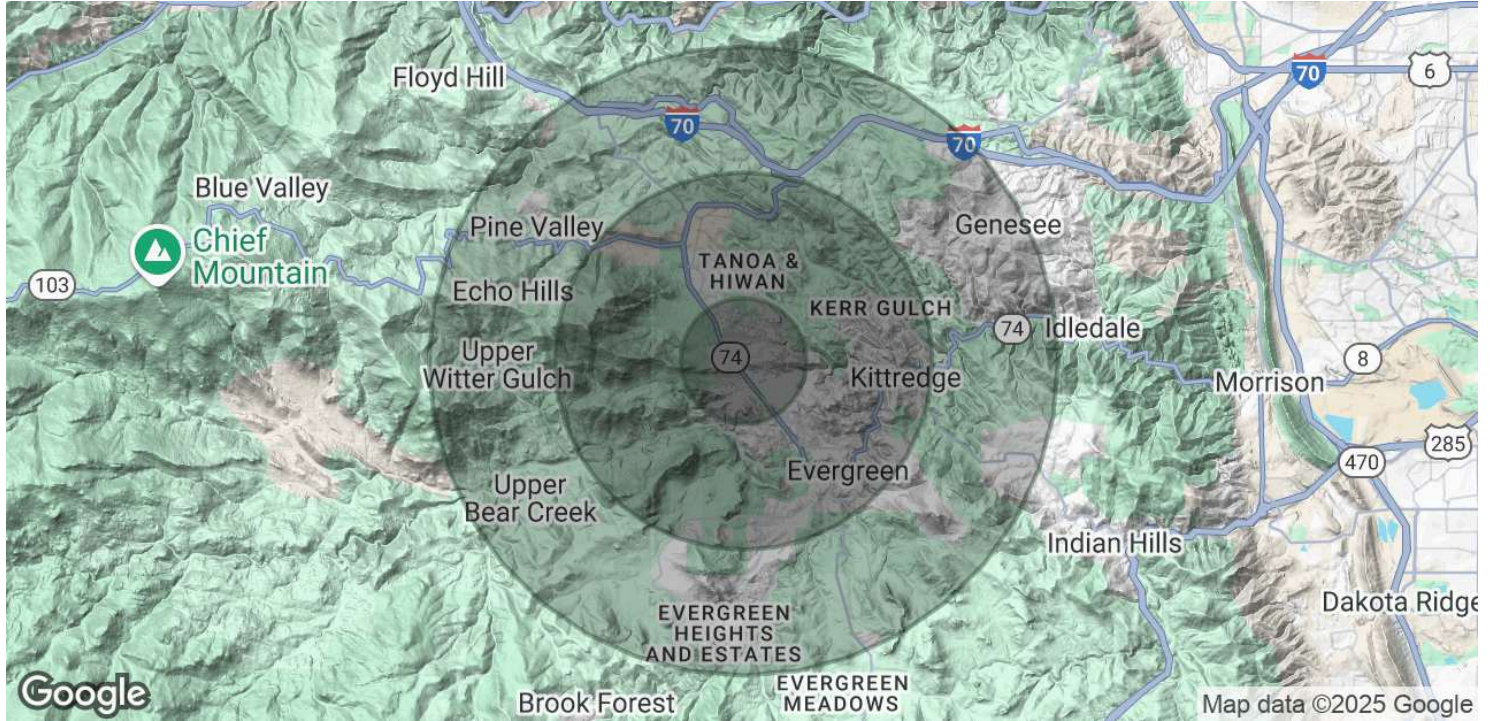
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,720	11,778	22,311
Average age	44.9	45.7	46.0
Average age (Male)	43.4	44.4	44.8
Average age (Female)	47.1	47.1	47.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,157	4,741	9,074
# of persons per HH	2.4	2.5	2.5
Average HH income	\$126,793	\$143,815	\$139,482
Average house value	\$501,299	\$473,752	\$473,717

* Demographic data derived from 2020 ACS - US Census