



FOR LEASE | OFFICE BUILDING SPACE

\$19.00-\$22.00/RSF FSG

32186 Castle Court , Evergreen, CO 80439



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Executive Summary



OFFERING SUMMARY

Available SF:	294-609 RSF
Lease Rate:	\$20.00-\$22.00/ RSF FSG
Lot Size:	47,045 SF
Year Built:	2005
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

Beautiful offices located in the Brittany Office Park. These high-quality offices have a residential feel. Each Suite has its own digital thermostat. Plenty of parking. A water feature in the entry keeps the building well humidified. Cleaning 2 days a week. Current tenants love this building and the owner.

LOCATION OVERVIEW

Located in north Evergreen just off Bergen Parkway across from the Bergen fire house. Convenient to Evergreen Parkway and I-70. Ten minutes to I-70 and 30 minutes to downtown Denver. Close to restaurants, banks, shops, schools, Buchanan Rec Center and Elk Meadow open space park.

Suite 300 - 5450 SF



Lease Spaces (Continued) Photos of Suite 120



LEASE INFORMATION

Lease Type:	Full Service; NNN	Lease Term:	Negotiable
Total Space:	203 - 919 SF	Lease Rate:	\$19.00 - \$22.00 SF/yr

AVAILABLE SPACES

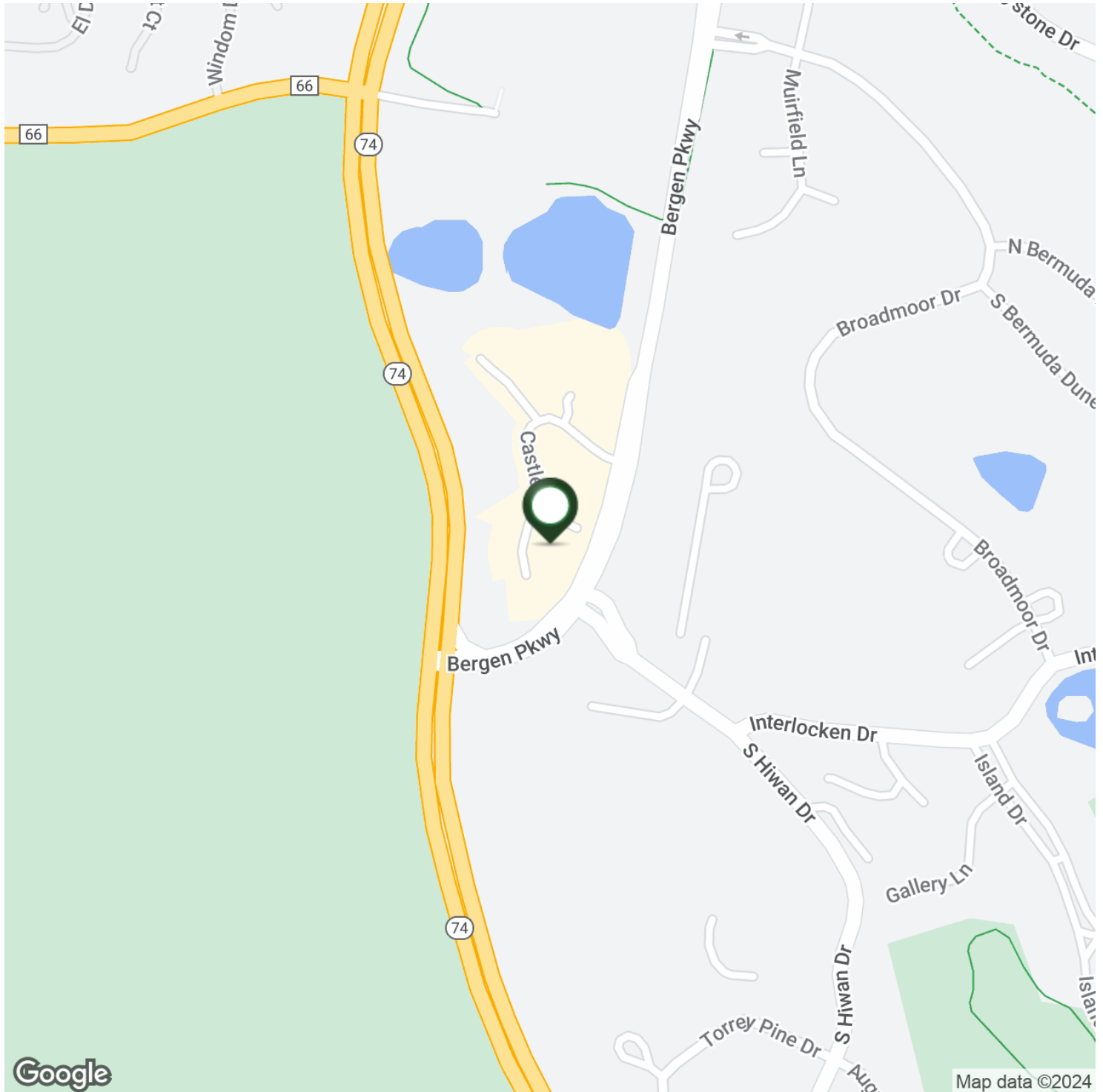
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 306	Available	341 SF	Full Service	\$19.00 SF/yr	-
Suite 307	Available	294 SF	Full Service	\$19.00 SF/yr	-
Suite 308	Available	540 SF	Full Service	\$19.00 SF/yr	-
Suite 311	Available	315 SF	Full Service	\$19.00 SF/yr	-
Suite 240C	Available	388 SF	Full Service	\$20.00 SF/yr	-
Suite 309	Available	609 SF	Full Service	\$19.00 SF/yr	-
Suite 313	Available	203 SF	Full Service	\$19.00 SF/yr	-
Suite 312	Available	315 SF	Full Service	\$19.00 SF/yr	-
Suite 240B	Available	381 SF	Full Service	\$21.00 SF/yr	-

Lease Spaces (Continued) Photos of Suite 120

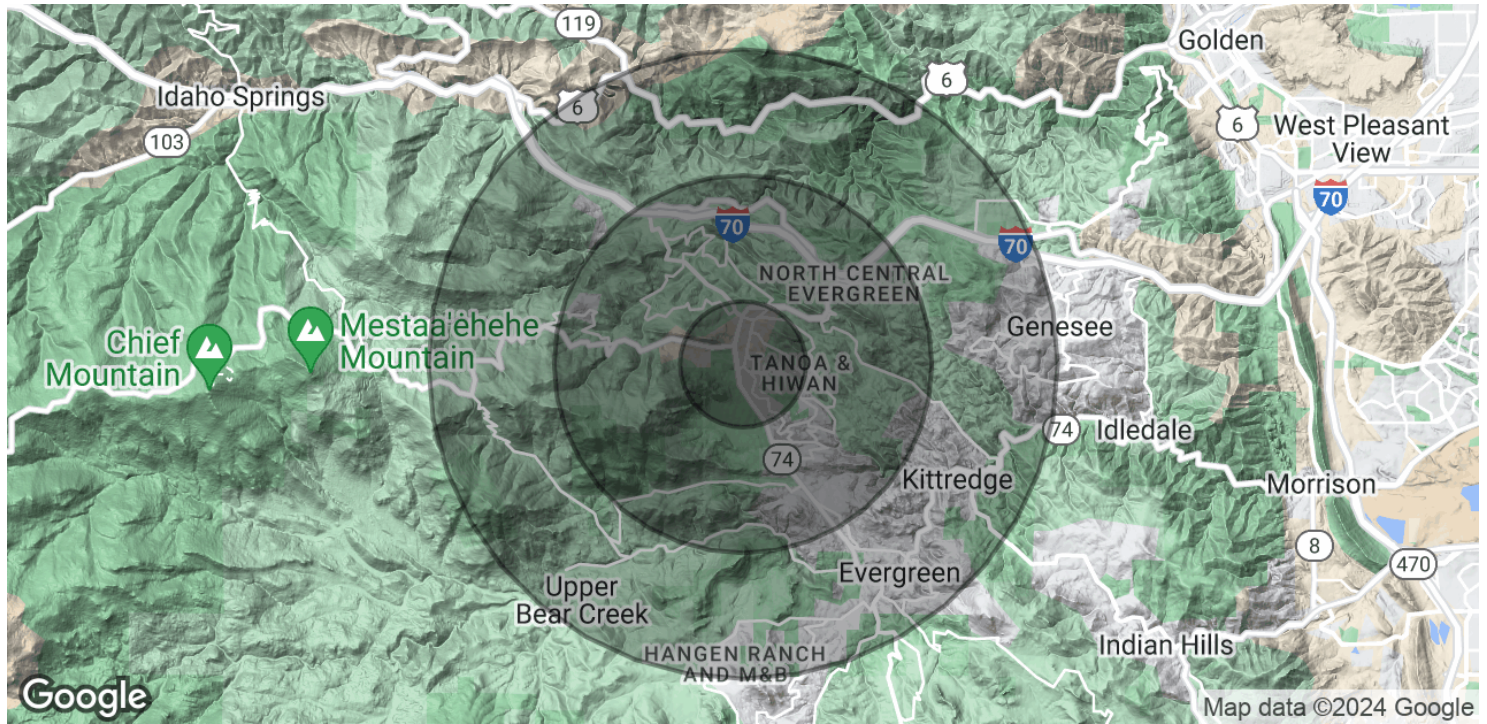


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 305	Available	341 SF	Full Service	\$21.00 SF/yr	-
Suite 120	Available	919 SF	NNN	\$22.00 SF/yr	-

Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,745	9,397	18,369
Average age	45.8	47.2	46.5
Average age (Male)	44.6	46.2	45.5
Average age (Female)	47.5	48.5	47.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	726	3,879	7,453
# of persons per HH	2.4	2.4	2.5
Average HH income	\$140,039	\$155,322	\$148,093
Average house value	\$501,474	\$502,102	\$488,085

* Demographic data derived from 2020 ACS - US Census