



EVERGREEN
COMMERCIAL GROUP, LLC

FOR LEASE | OFFICE SPACE

\$18.00 - \$19.00 SF/YR (FULL SERVICE)

30792 Southview Drive, Evergreen, CO 80439



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Additional Photos



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$18 - \$19 SF/yr (Full Service)
Available SF	280-944
Lot Size:	1.158 Acres
Year Built:	2004
Building Size:	5,371 SF
Zoning:	Office

PROPERTY OVERVIEW

- * Reception and nice kitchen area.
- * Internet is included in the lease
- * All main level offices have a door out to a patio
- * Beautiful mountain views to the South
- * High ceilings
- * Natural light
- * 24-hour access to building

Copy & paste in your browser for a drone tour:

https://youtu.be/_MVHhOCupUA

LOCATION OVERVIEW

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

Lease Spaces



LEASE INFORMATION

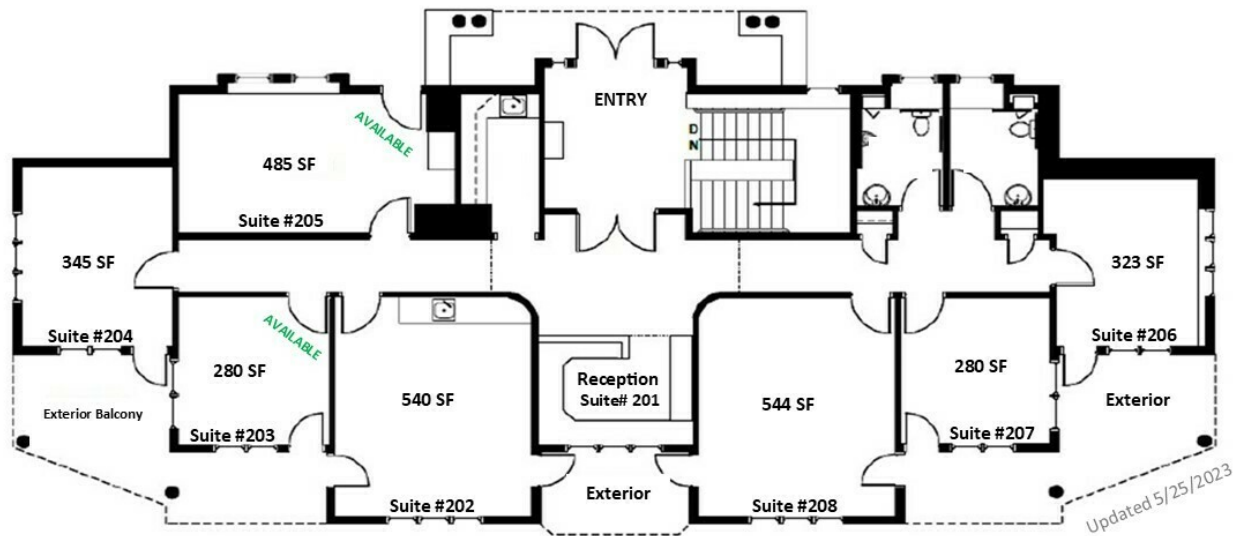
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	270 - 1,571 SF	Lease Rate:	\$18.00 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110	Available	1,571 SF	Full Service	\$18.00 SF/yr	-
203	Available	270 SF	Full Service	\$19.00 SF/yr	-
205	Available	468 SF	Full Service	\$19.00 SF/yr	-

Additional Photos

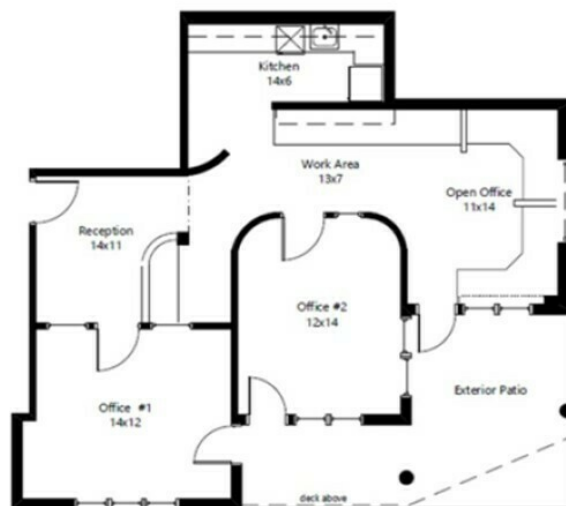
Full Floor Plan—Upper Level



AVAILABLE

1361 SF

First Level Floor Plan—Suite 110



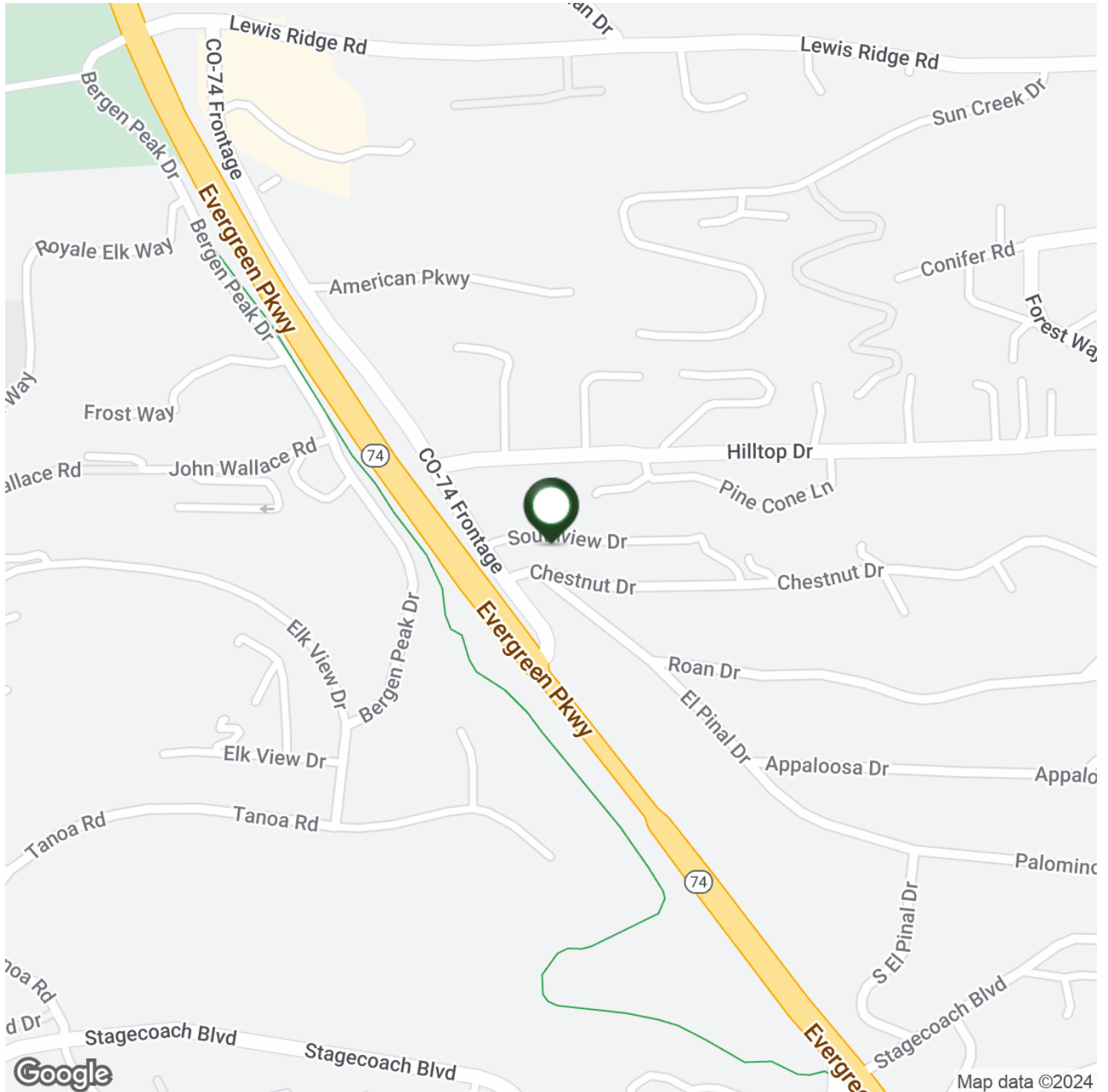


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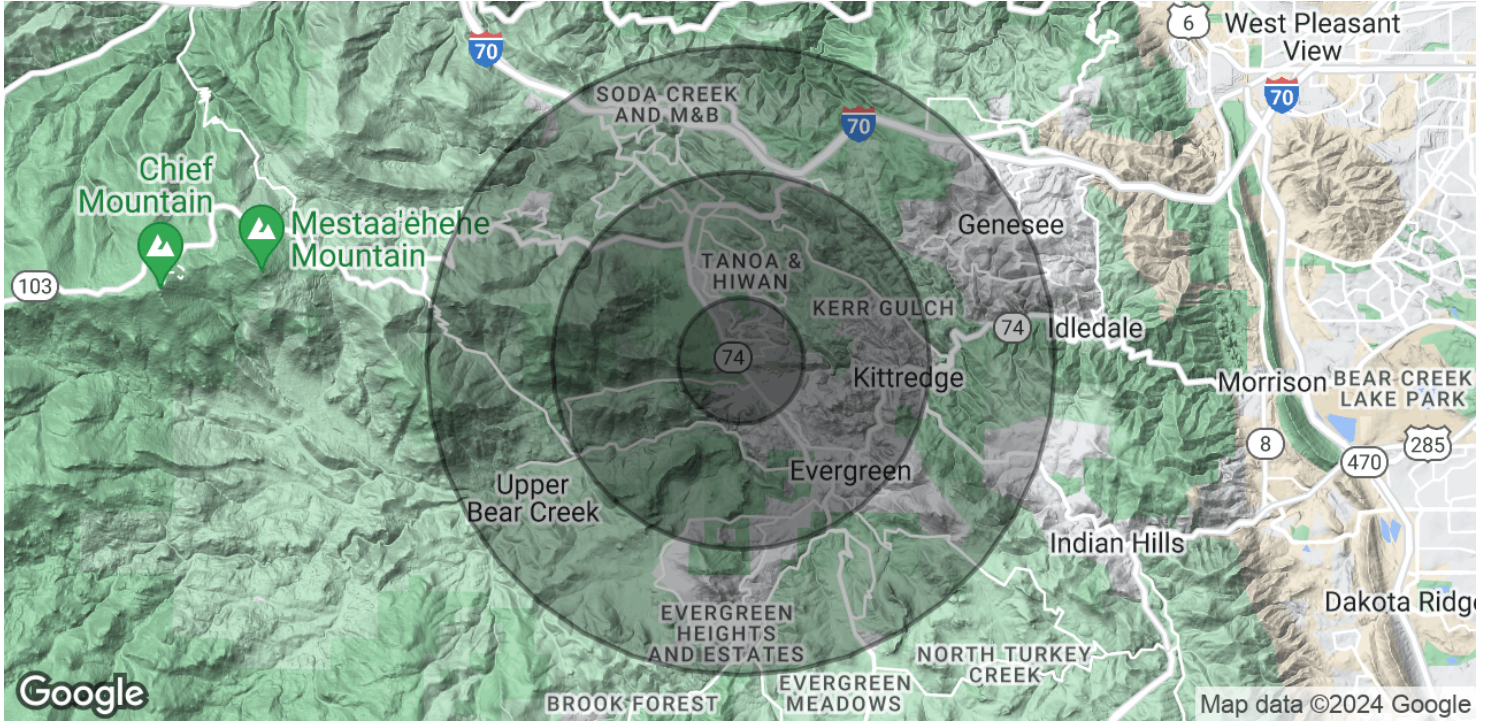
Location Map



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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,603	11,644	22,202
Average Age	45.1	45.7	46.0
Average Age (Male)	43.5	44.4	44.8
Average Age (Female)	47.2	47.2	47.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,109	4,687	9,026
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$127,640	\$144,636	\$139,409
Average House Value	\$501,554	\$473,112	\$472,424

2020 American Community Survey (ACS)