



FOR LEASE | OFFICE SPACE

\$11,008.67 PER MONTH (MG)

35715 U.S. 40 Building D, Evergreen, CO 80439

Evergreen Technology Park

Evergreen, Colorado



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Executive Summary



OFFERING SUMMARY

Available SF:	6,182 SF
Lease Rate:	\$11,008.67 per month (MG)
Year Built:	1997
Building Size:	32,799 SF
Market:	Denver
Submarket:	Foothills

PROPERTY OVERVIEW

- * 35715 U.S. 40 Building D, Unit 101-104.
- * A premier commercial / industrial property available for lease in Evergreen, CO., Clear Creek County.
- * This modern space offers 6,182 square feet of manufacturing space, plumbed, wired, and ducted for cannabis / CBD processing.
- * Includes multiple offices with ample natural light.
- * Full-size walk-in freezer
- * Overhead door
- * Located in Clear Creek County, with low taxes and easy access to Denver and western Colorado.
- * Zoning includes offices, laboratories, workshops, manufacturing and processing, including MIP's, wholesale businesses for medical as well as recreational uses.

LOCATION OVERVIEW

East side of Clear Creek County. Easy access, one quarter mile off of I70.

Additional Photos



Additional Photos



Office Space



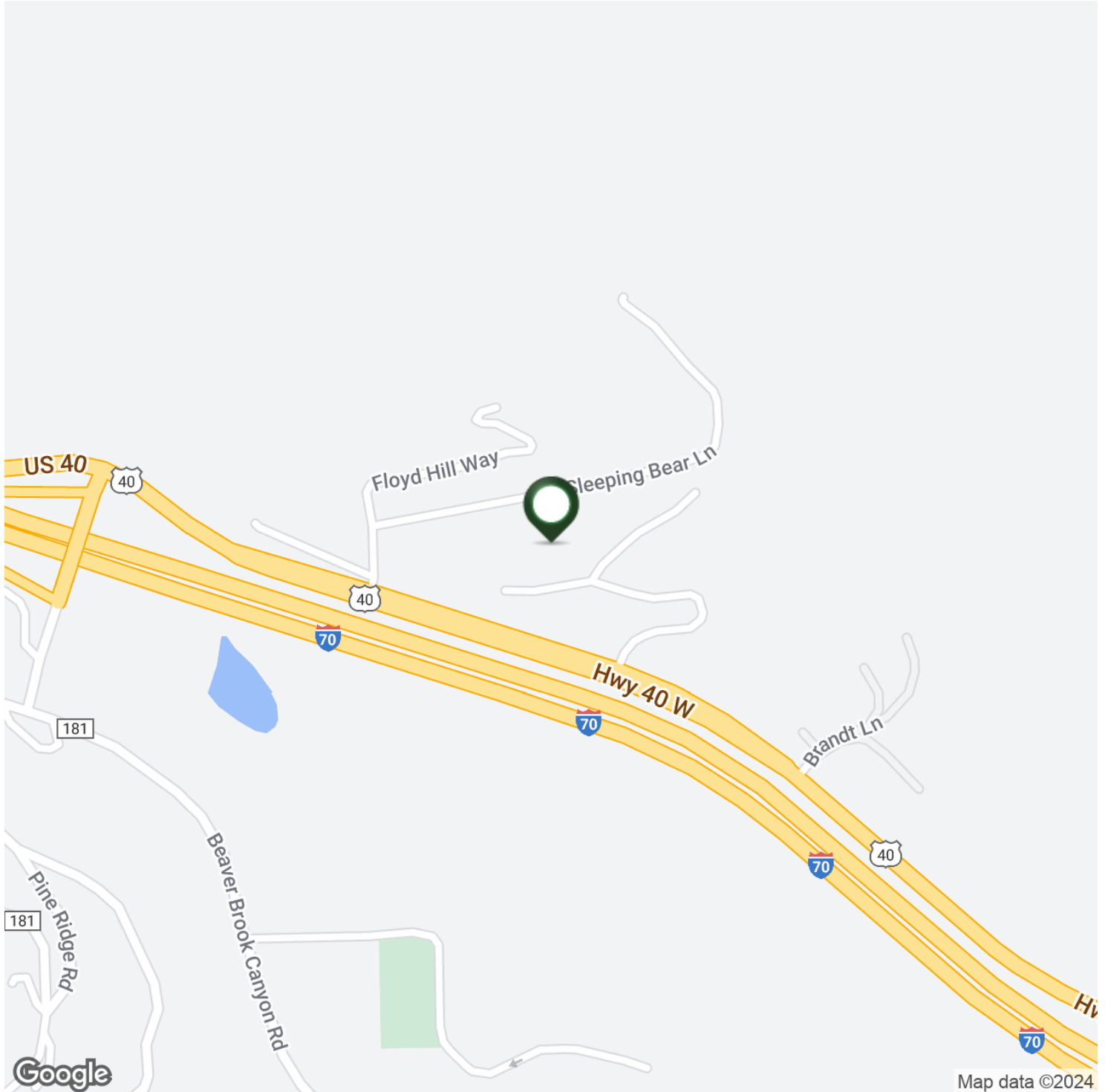


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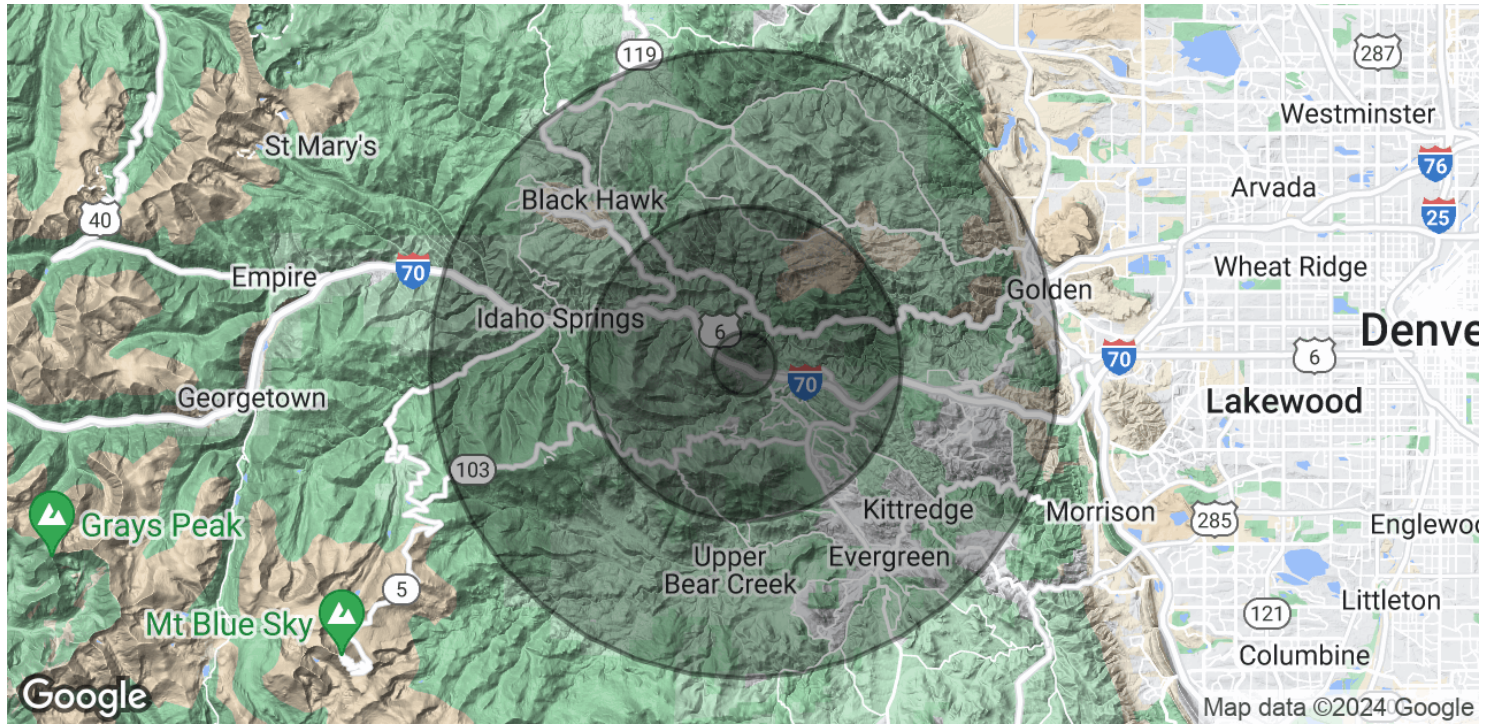
Location Map



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	207	8,359	42,618
Average Age	47.9	49.3	46.1
Average Age (Male)	47.3	48.4	45.5
Average Age (Female)	50.1	50.7	46.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	90	3,551	18,597
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$163,164	\$163,352	\$137,557
Average House Value	\$761,248	\$754,439	\$602,802

** Demographic data derived from 2020 ACS - US Census*