

OFFICE SPACE FOR LEASE

840 KINNER STREET

CASTLE ROCK · CO



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navpoint
REAL ESTATE GROUP

Property Overview

PROPERTY ADDRESS	840 Kinner Street, Castle Rock, CO
PROPERTY TYPE	Office
ZONING	Commercial
SITE SIZE	0.33 AC/15,246 SF
YEAR BUILT	1983
PARKING RATIO	7.98/1,000 SF
SF AVAILABLE	4,512 SF
LEASE RATE	\$22.00/SF NNN
ESTIMATED 2026 EXPENSES	\$8.00/SF



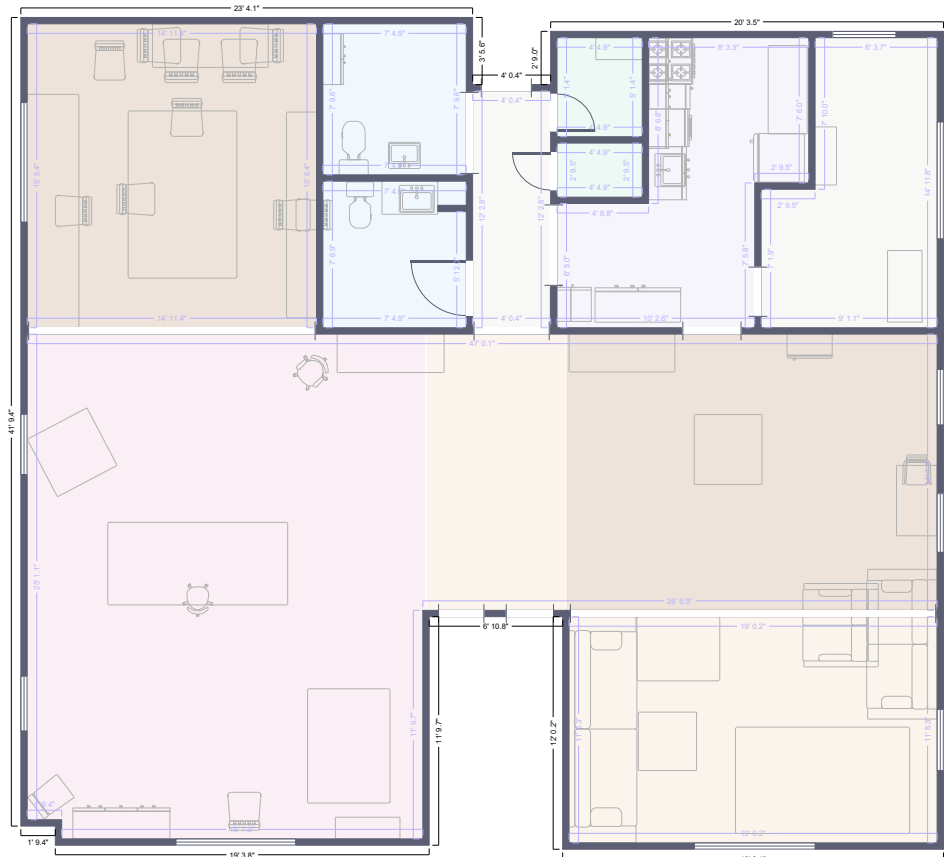
PROPERTY HIGHLIGHTS

- Free-Standing Office Building with Private Parking Lot
- Upper Level includes 4 Private Offices, Open Space, Conference Room, and Reception
- Lower Level includes Open Floorplan and Full Kitchen
- Walking Distance to Many Restaurants
- Located Minutes from Downtown Castle Rock



Property Floorplans

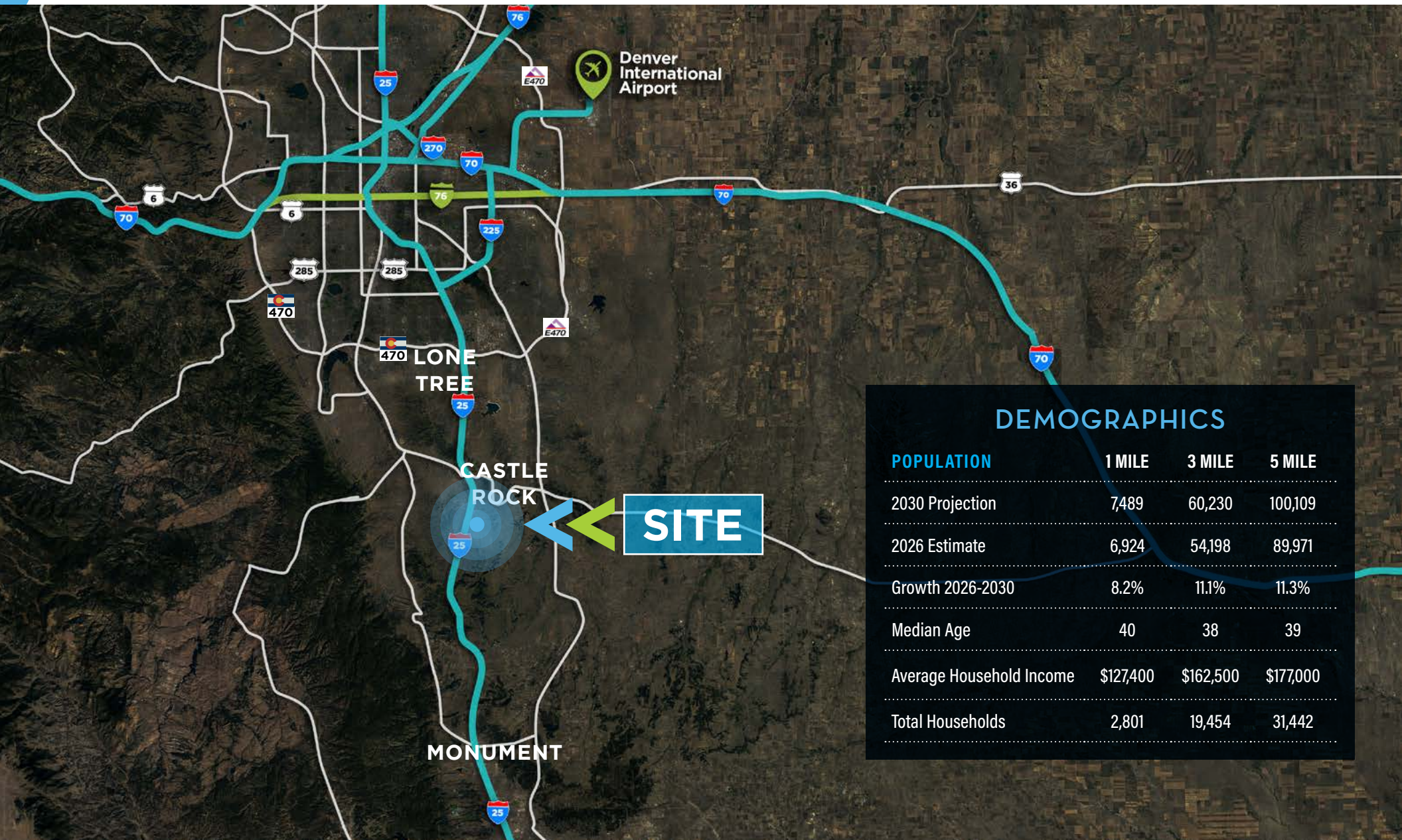
Lower Level



Upper Level

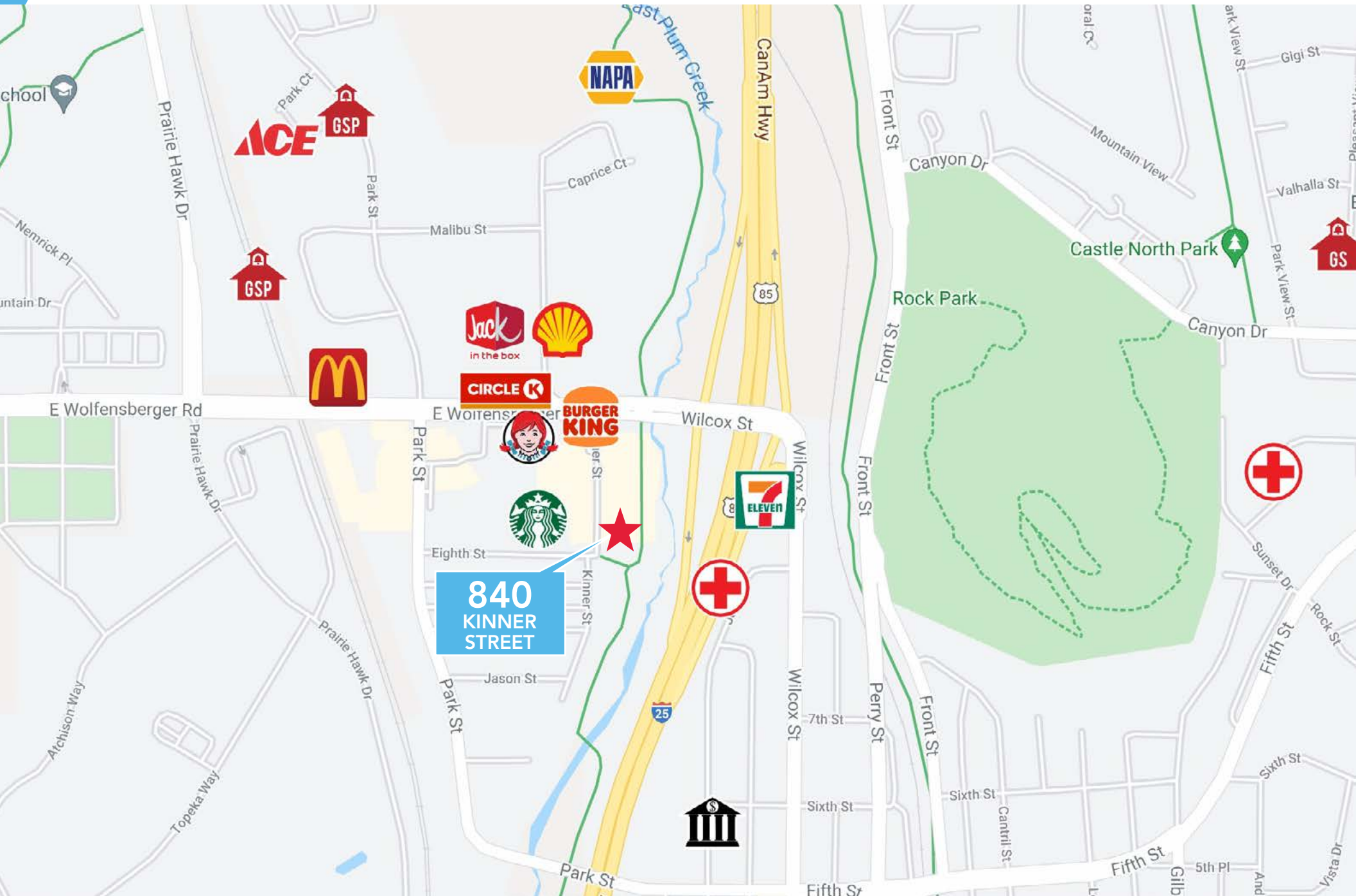


LOCATION OVERVIEW



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,489	60,230	100,109
2026 Estimate	6,924	54,198	89,971
Growth 2026-2030	8.2%	11.1%	11.3%
Median Age	40	38	39
Average Household Income	\$127,400	\$162,500	\$177,000
Total Households	2,801	19,454	31,442

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