

# For Lease

*1225 Ken Pratt Blvd.*



## For Lease:

Suite 120 1,709 RSF

\$23.00sq./ft./NNN's

\*\* Nicely finished professional space, with waiting room and reception area, ADA bath, fireplace, 3 offices and conference room\*\*

Suite 121 1,825/RSF

\$20.00sq./ft./NNN's

Suite 124 4,072/RSF \$13.50sq./ft./NNN's

Suite 225

4,836/RSF/\$13.50sq./ft./NNN's

Suite 230 2,322/RSF

\$11.50 to \$13.00 sq. ft./NNN's

Expenses: NNN's (\$9.17) 2025 Includes

Utilities: (Gas & Electric)

Parking: Ample

\*\* Suite 121 Nicely finished professional office suite, 6 private offices, conference room, reception area, storage room, a full kitchen and 2 ADA bathrooms\*\*

1<sup>st</sup> floor retail/office

2<sup>nd</sup> floor office

Building has elevator

Signage: Monument and Building Sign

Suite 214 2,269/RSF \$13.50sq./ft./NNN's

Suite 104 Currently built-out for a financial services business. The suite has 2,365/RSF \$20.00sq./ft./NNN's

*Edward Regel 303-702-0605*

*REGEL &*  
**ASSOCIATES, LLC**  
*For All Your Real Estate Needs*

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.*