



BASE OF THE ROCK

703 WILCOX

IN HISTORIC DOWNTOWN
CASTLE ROCK

- Outstanding location in downtown Castle Rock, fronting Wilcox with off-street parking.
- Join Fulcrum Academy, Donut House, Scuba Planet, Calico Salon, and American Family Insurance in this thriving retail center.
- Snarf's Sandwiches recently opened next door and an adjacent 220-unit apartment complex will begin leasing soon.
- End unit (~22' wide by ~50' deep) is open retail with an office & restroom in the back. It also has a basement, with its own entrance, that can be used as additional retail, office, or storage.

\$3,490 per month includes everything but utilities. Tenant will have rights to signage on building and monument. Front and rear parking plus alley access to unit.



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