

FOR LEASE

The Courtyard at Castle Rock

333 Perry Street, Castle Rock, Colorado, 80104



County: Douglas
Building Size: 52,965 SF
Site Size: .961 Acres
Year Built: 2003

Office Space Available: 5,217 SF
Minimum Divisible: 1,222 SF
Maximum Contiguous: 3,995 SF
Est. Office Lease Rate: \$18.00-\$20.00/SF
Est. NNN: \$14.50/SF

Retail Space Available: 2,144
Minimum Divisible: 2,144 SF
Maximum Contiguous: 2,144 SF
Retail Lease Rate: \$29.00/SF
Est. NNN: \$13.50/SF

Amenities and Interior Upgrades:

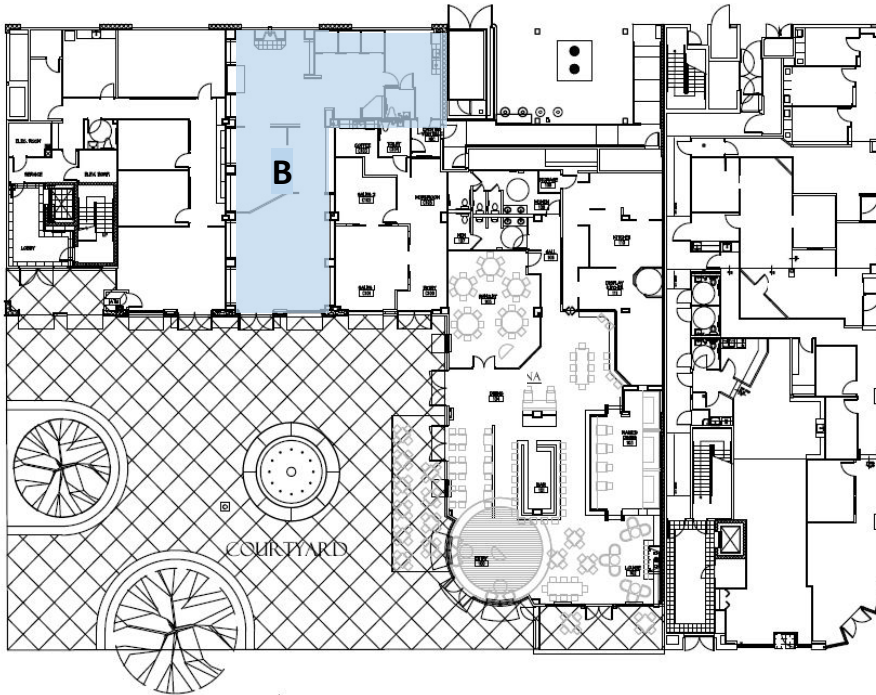
- Central location in downtown Castle Rock
- Anchored by Courtyard Social restaurant.
- New common area paint and carpets
- New lobby remodels (2020)
- Common area lighting upgrades
- Common area conference rooms and kitchens
- Onsite and off-site parking available
- Street level retail with office on the 2nd and 3rd floors
- Single offices with a shared reception area available



First Western
Realty and Management

Todd Hannebaum
Cell: (720) 725-9594
todd@firstwesternrealty.com

FLOOR PLAN - 333 & 399 Perry St.

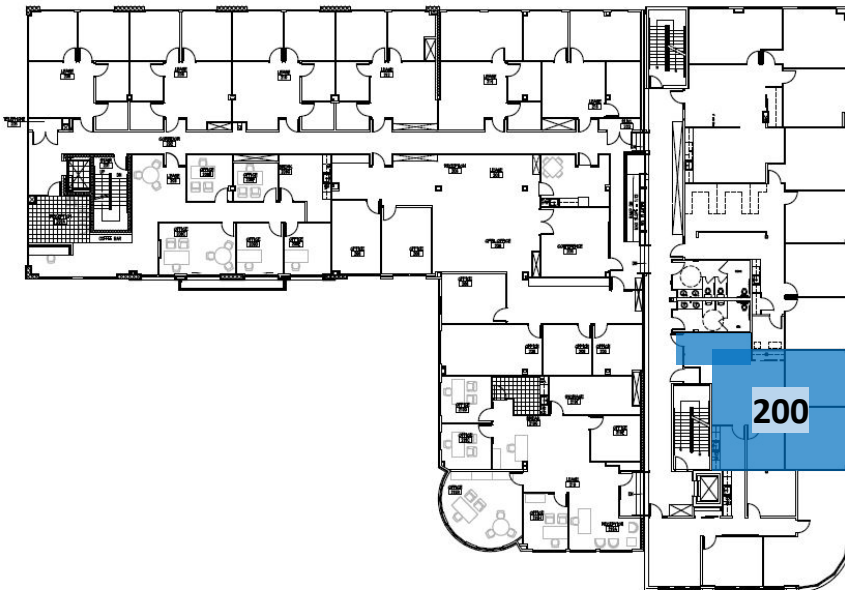


First Floor Retail

Suite B – 2,144 SF \$29.00/SF NNN

① FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN - 333 & 399 Perry St.

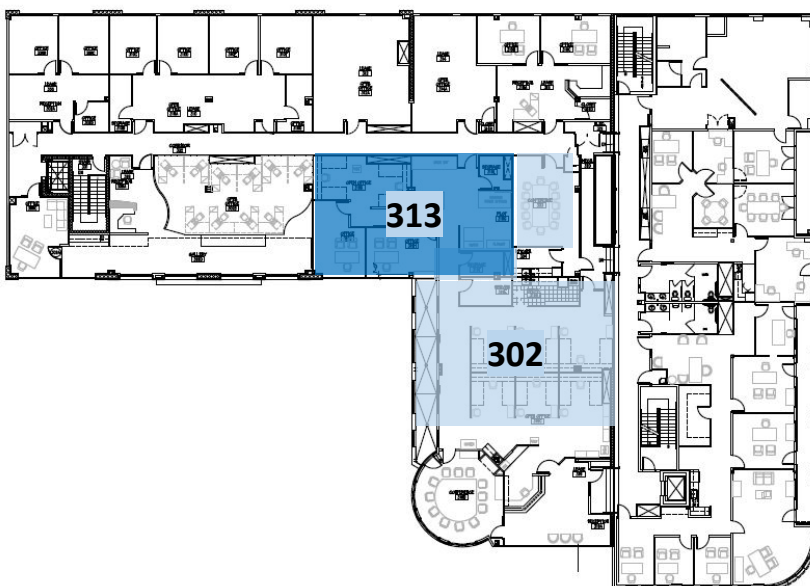


Second Floor Office

Suite 200 -1,222 SF - \$18.00/SF NNN

① SECOND FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN - 333 & 399 Perry St.



Third Floor Office

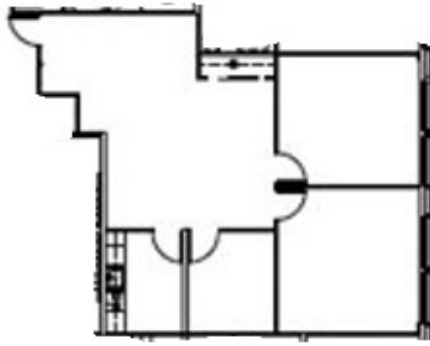
Suite 302 -2,545 SF - \$20.00/SF NNN
(Divisible down to 2,133 SF)
Suite 313 -1,450 SF - \$19.00/SF NNN
*2,133-3,995 SF contiguous

① THIRD FLOOR PLAN
1/8" = 1'-0"

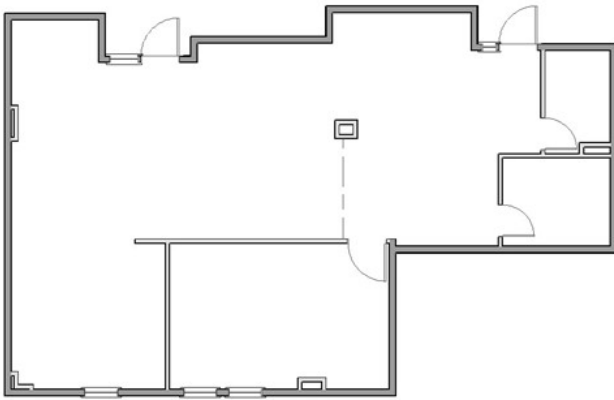
Sketch only, Tenant to verify layout

Suites

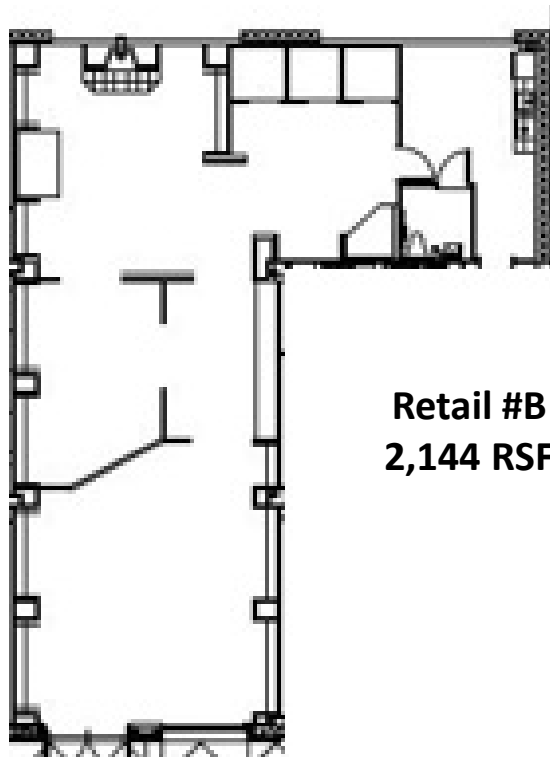
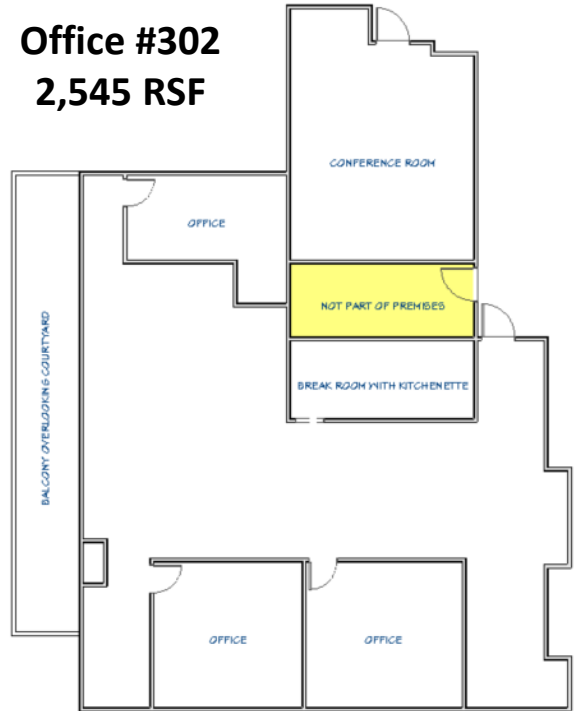
Office #200
1,222 RSF



Office #313
1,450 RSF



Office #302
2,545 RSF



Retail #B
2,144 RSF



333 Perry Street, Castle Rock, Colorado



First Western
Realty and Management

Todd Hannebaum
Cell: (720) 725-9594
todd@firstwesternrealty.com