

2278 Manatt Ct Unit C11

Castle Rock, CO 80104

FOR LEASE

Property Summary



Property Description

Discover the ideal industrial space at this premier property in Castle Rock, CO. Featuring a modern layout designed for maximum functionality, the warehouse offers high ceilings and ample floor space, perfect for accommodating various manufacturing and distribution needs. The property also includes well-appointed office space, providing a comfortable and practical environment for administrative operations. With easy access to major transportation arteries and a prime location in a thriving commercial hub, this property offers unparalleled convenience for businesses. Elevate your industrial flex operations with the exceptional features and strategic advantages of this dynamic property, designed to optimize productivity and drive business success.

Offering Summary

Lease Rate:	\$28.64 SF/yr (MG)
Number of Units:	1
Available SF:	2,313 SF
Building Size:	2,313 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	69	258	1,352
Total Population	213	748	3,388
Average HH Income	\$172,211	\$163,463	\$143,934

Brenton Hanes
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Additional Photos



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Lease Spaces

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,313 SF	Lease Rate:	\$28.64 SF/yr

Available Spaces

Suite Tenant Size (SF) Lease Type Lease Rate Description

C11	Available	2,313 SF	Modified Gross	\$28.64 SF/yr	Amazing end unit apace with signage, private bathroom, 2 drive in doors, 2 private offices, conference area and more. Landlord will to lease directly to new tenant and by-pass sublease. This is a Modified Gross lease, no CAMS!!
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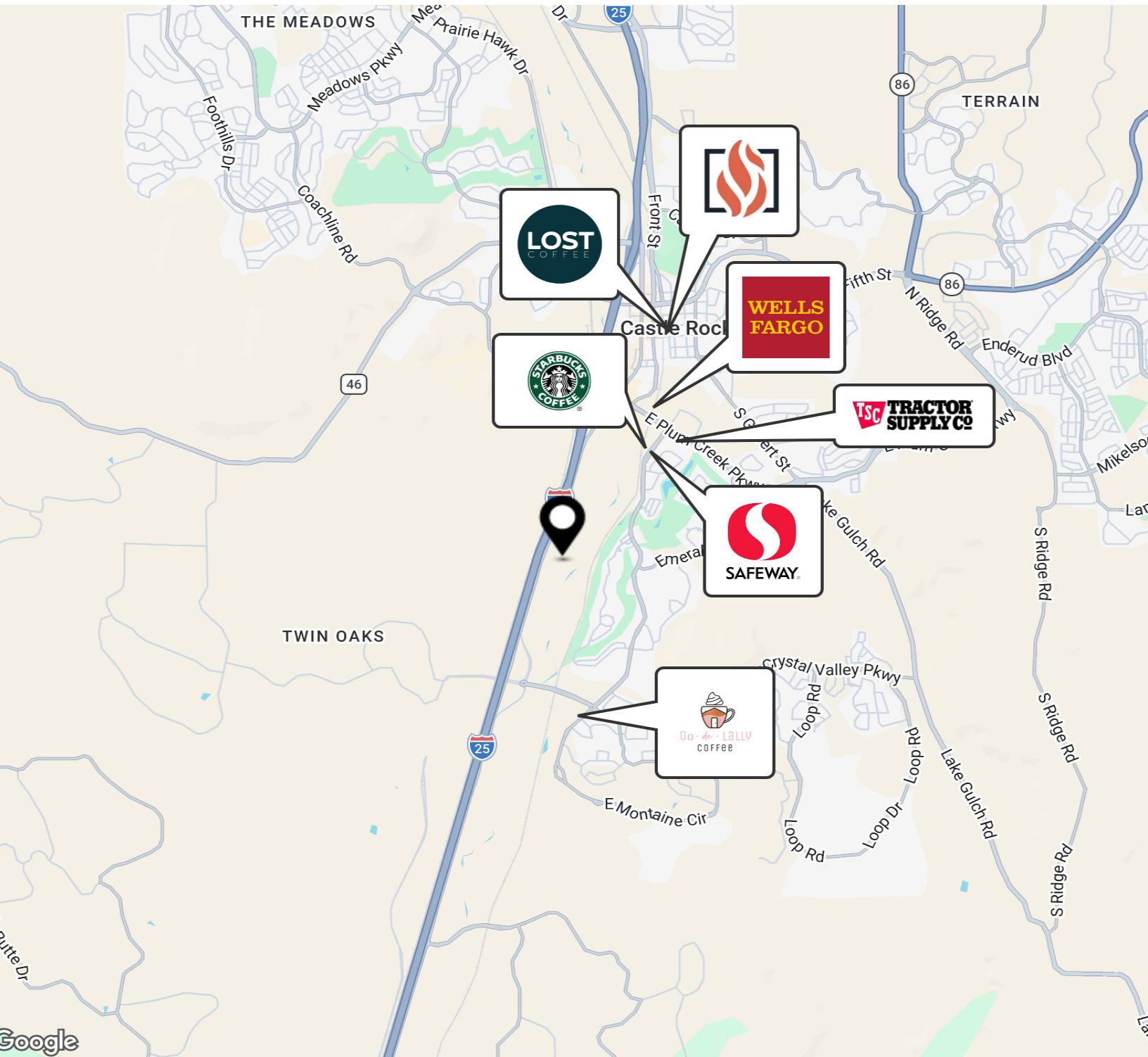
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Retailer Map



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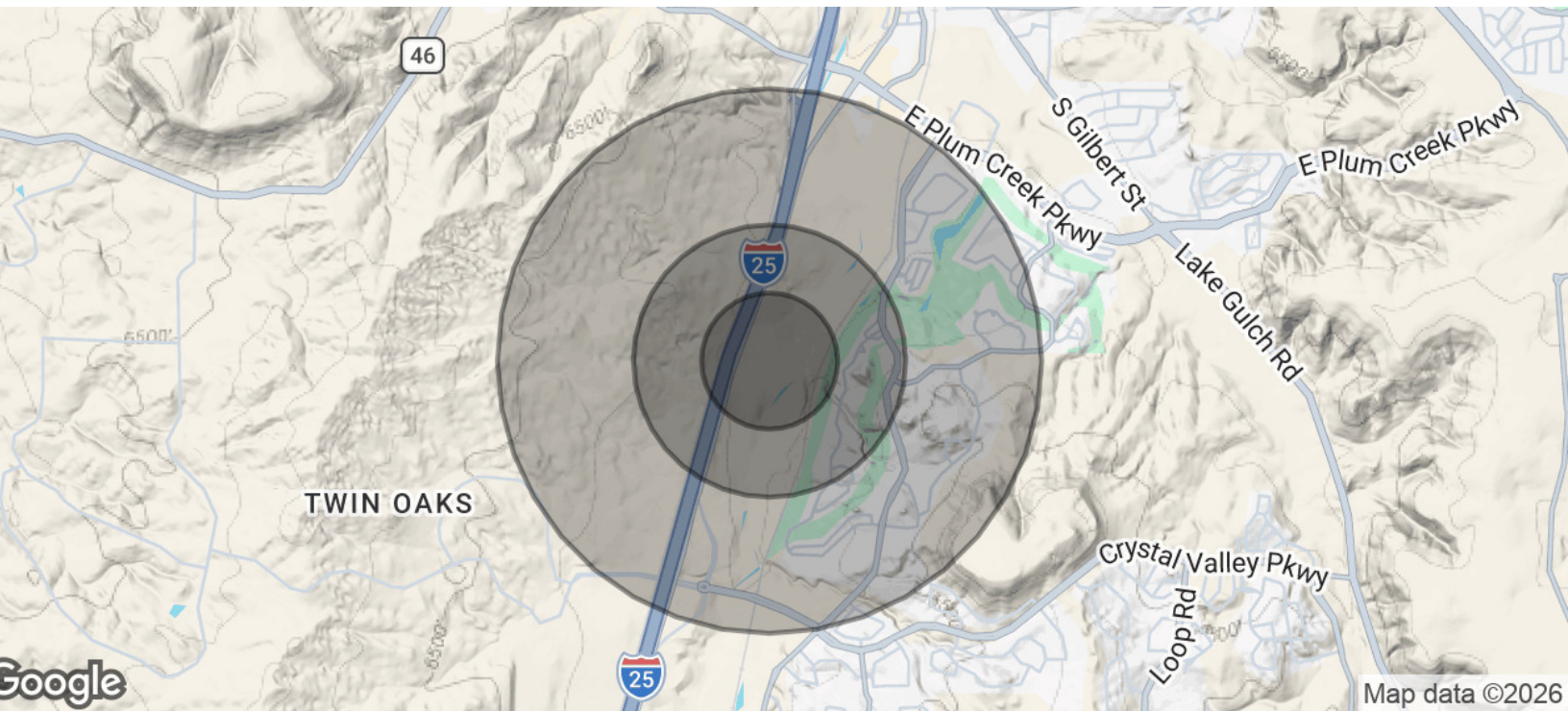
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	213	748	3,388
Average Age	39.7	40.1	40.3
Average Age (Male)	38.5	39.1	39.1
Average Age (Female)	49.3	49.7	50.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	69	258	1,352
# of Persons per HH	3.1	2.9	2.5
Average HH Income	\$172,211	\$163,463	\$143,934
Average House Value	\$743,630	\$730,492	\$712,602

2023 American Community Survey (ACS)

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