

CLASSROOM SPACE FOR LEASE



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3501 S. Colorado Blvd Cherry Hills Village, CO 80113

(A portion of First Plymouth Congregational Church facility)

- **12,500 SF Early Childhood Classroom Space Available for Lease**
- Large second generation childcare facility
- 11 classrooms and 120 student capacity in its current configuration
- Multi-purpose room, library, and large resource room.
- Large professional kitchen and laundry facilities on site
- Opportunity to absorb some existing staff and enrollment.
- Landlord will fully sprinkler the facility prior to occupancy
- Heat and AC. Approximately 6-8K SF of additional classroom space available in other areas of the building
- Secured facility with card reader and access code lock system
- Furniture fixtures & equipment available for purchase
- Located in Cherry Hills Village
- Centrally located with easy access to I-25

Lease Rate: \$18.00/SF Modified Gross

Included - Common area maintenance, utilities & landlord insurance

Excluded - property taxes, janitorial, and wifi

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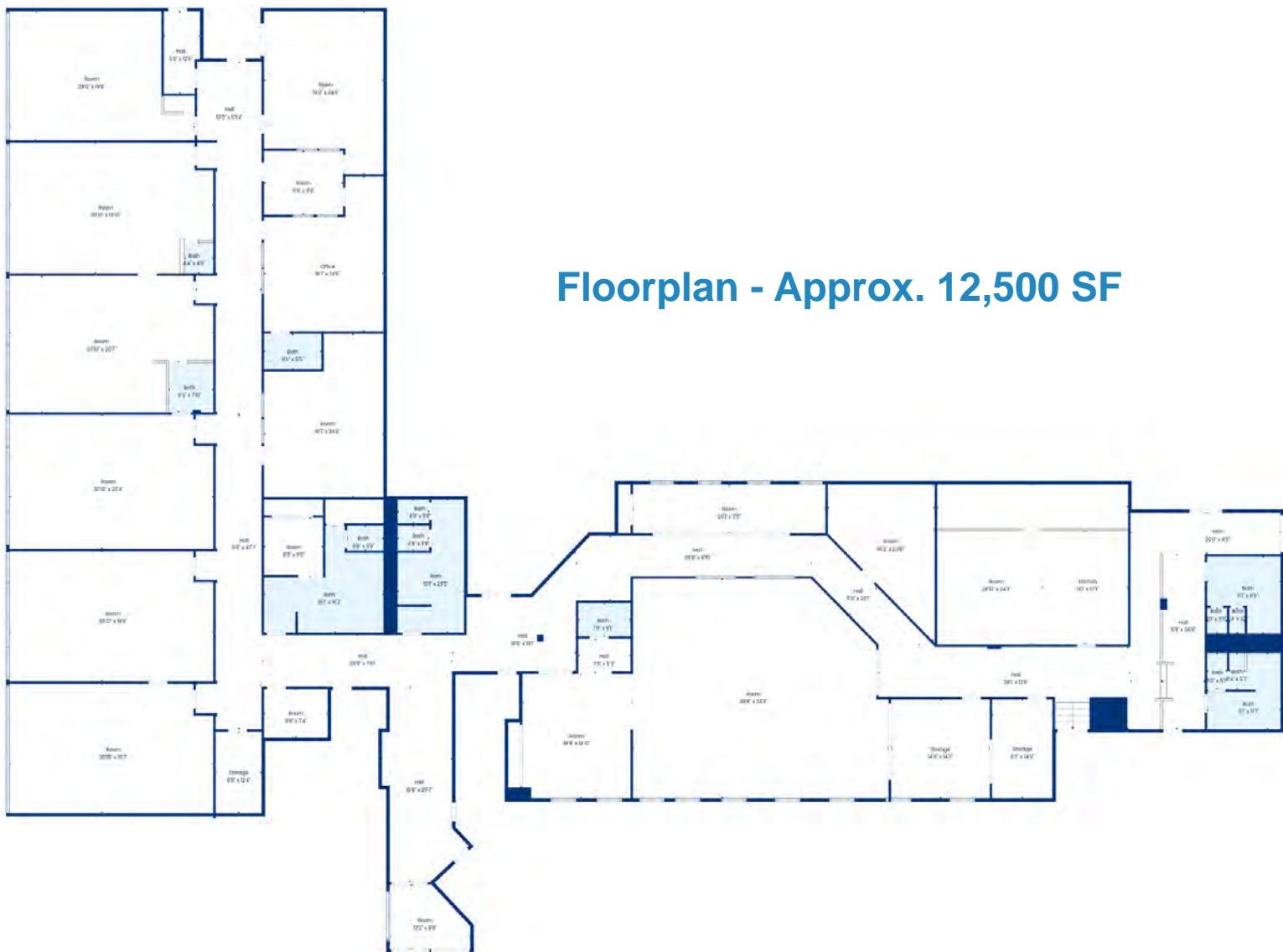
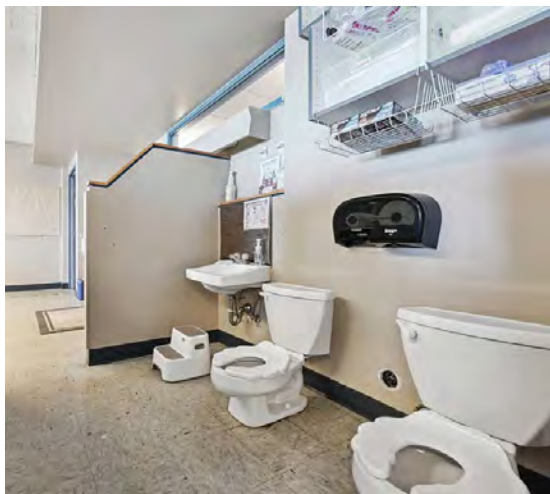
PROPERTY DETAILS

Building SF	59,696 SF
Lot Size	5.32 Acres
Year Built	1958
Zoning	R-1
Parking	Surface Spaces

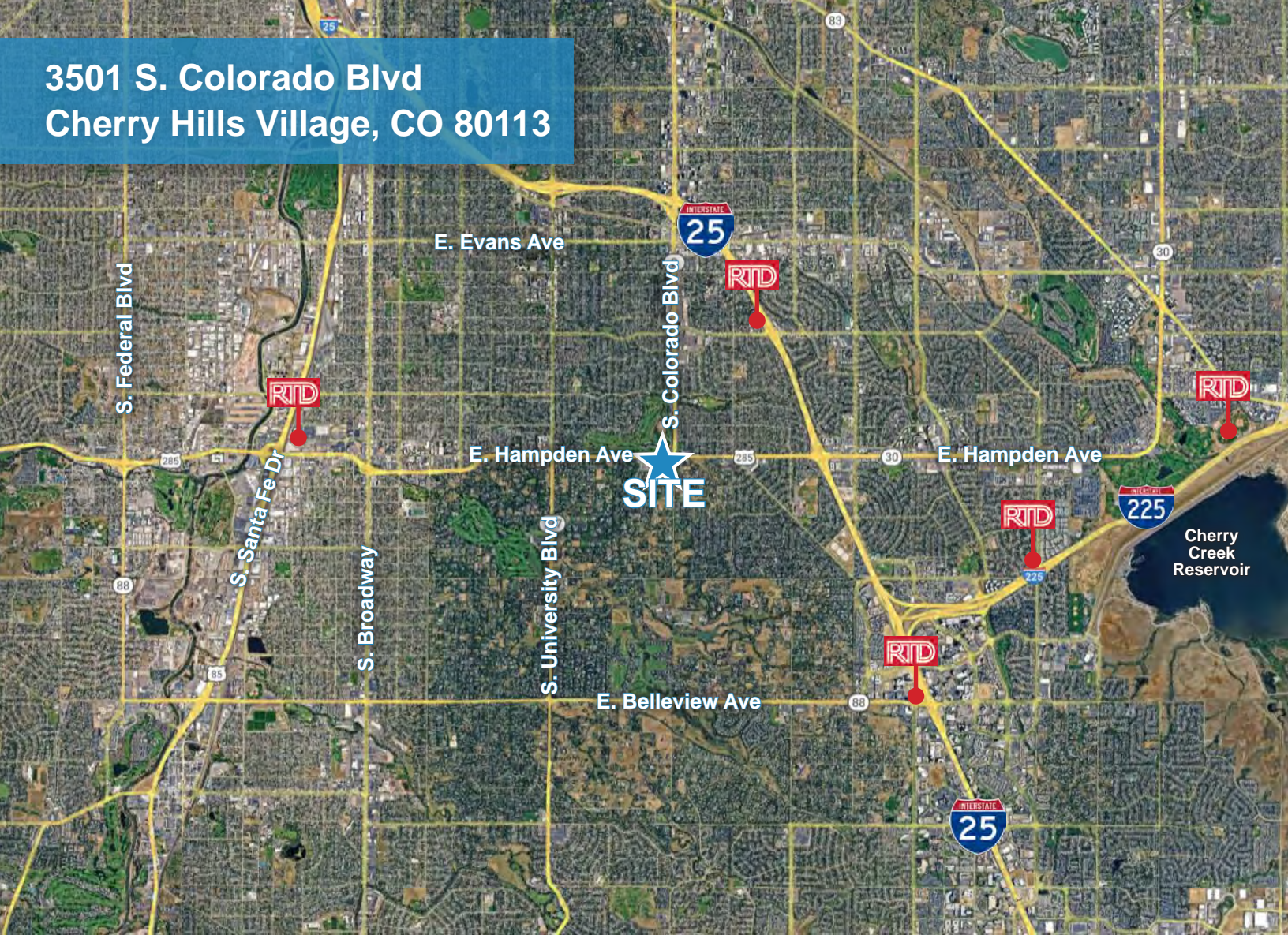
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	37,100	186,600	589,300
Median Age	36	38	37
Median HH Income	\$95,400	\$93,600	\$92,600
# of Employees	31,700	157,600	498,500

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