

# 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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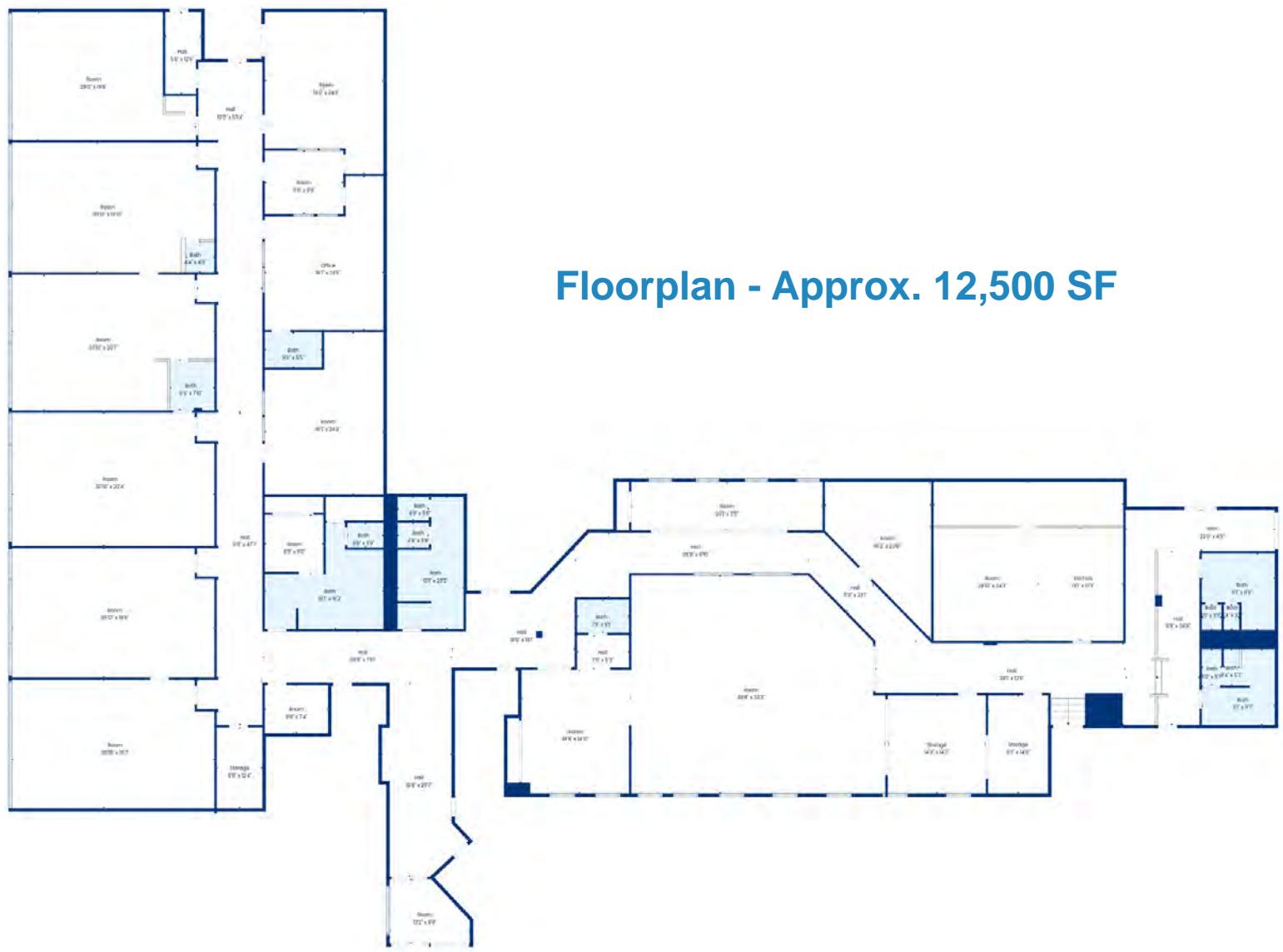
## PROPERTY DETAILS

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

## DEMOGRAPHICS

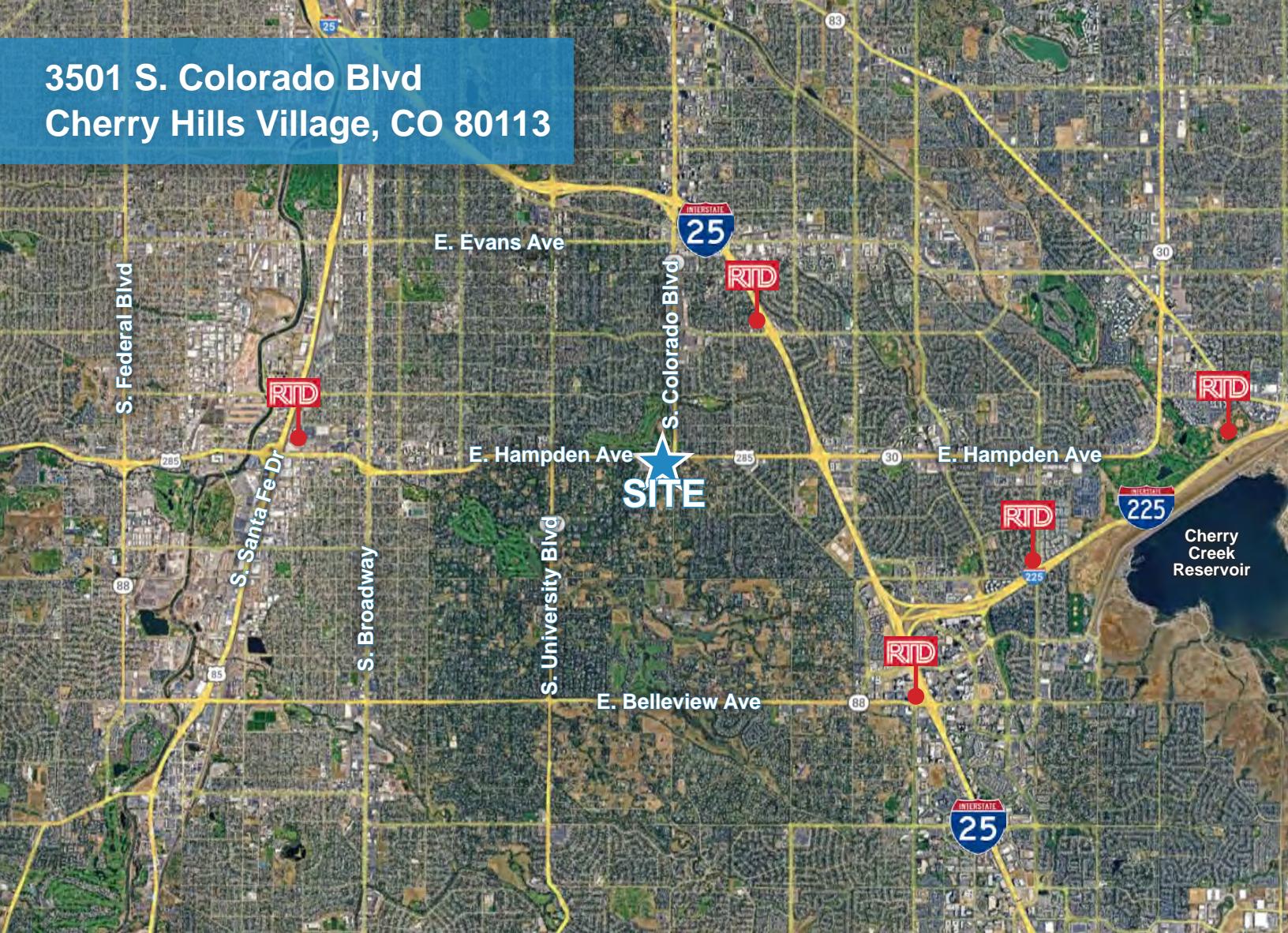
	1 Mile	3 Mile	5 Mile
Population	37,100	186,600	589,300
Median Age	36	38	37
Median HH Income	\$95,400	\$93,600	\$92,600
# of Employees	31,700	157,600	498,500

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## Floorplan - Approx. 12,500 SF

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