

**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:** N/A  
**Minimum Divisible:** N/A  
**Maximum Contiguous:** N/A  
**Retail Lease Rate:** N/A  
**Est. NNN:** N/A

## Amenities and Interior Upgrades:

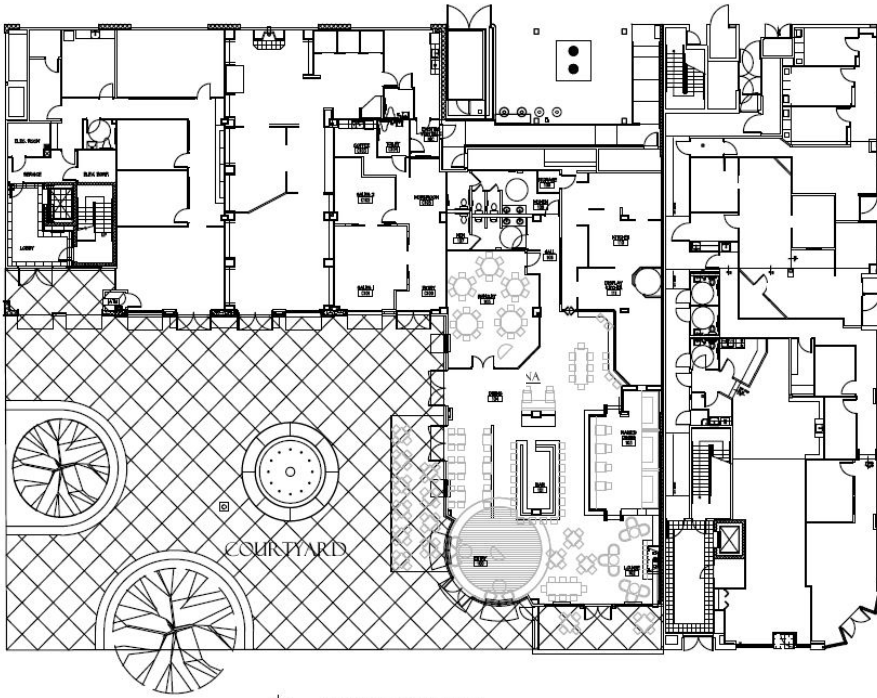
- Central location in downtown Castle Rock
- Anchored by Courtyard Social restaurant.
- New common area paint and carpets
- New lobby remodels (2020)
- Common area lighting upgrades
- Common area conference rooms and kitchens
- Onsite and off-site parking available
- Street level retail with office on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



**First Western**  
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FLOOR PLAN - 333 & 399 Perry St.

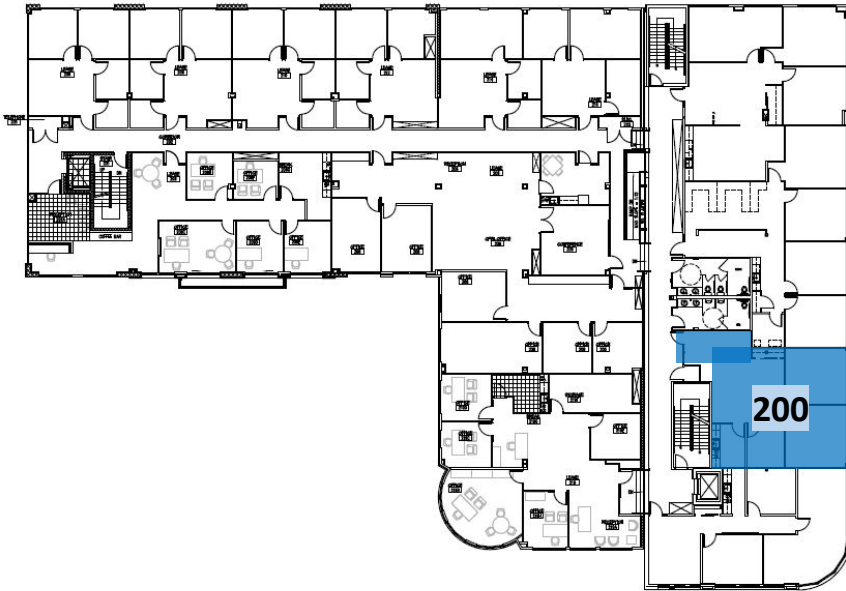


**First Floor Retail**

None Available

① FIRST FLOOR PLAN  
1/8" = 1'-0"

FLOOR PLAN - 333 & 399 Perry St.

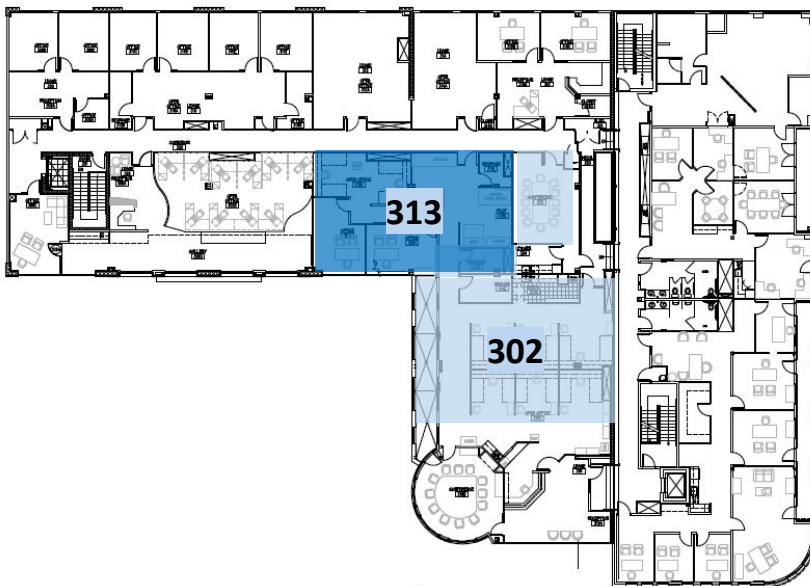


**Second Floor Office**

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**

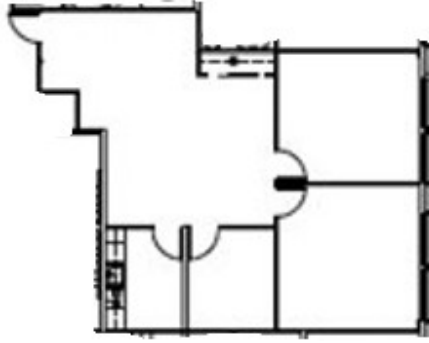
Suite 302 -2,545 SF - \$20.00/SF NNN  
(Divisible down to 2,133 SF)  
Suite 313 -1,450 SF - \$19.00/SF NNN  
\*2,133-3,995 SF contiguous

① THIRD FLOOR PLAN  
1/8" = 1'-0"

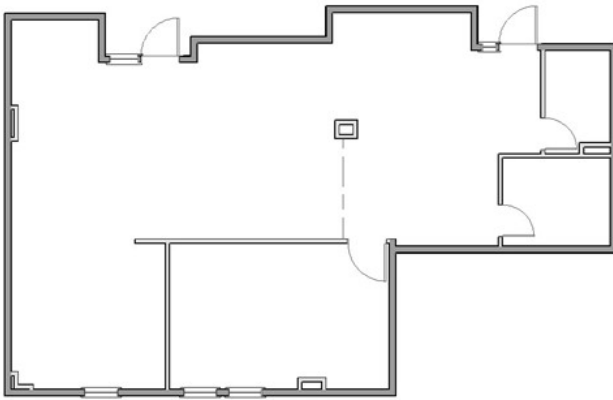
Sketch only, Tenant to verify layout

# Suites

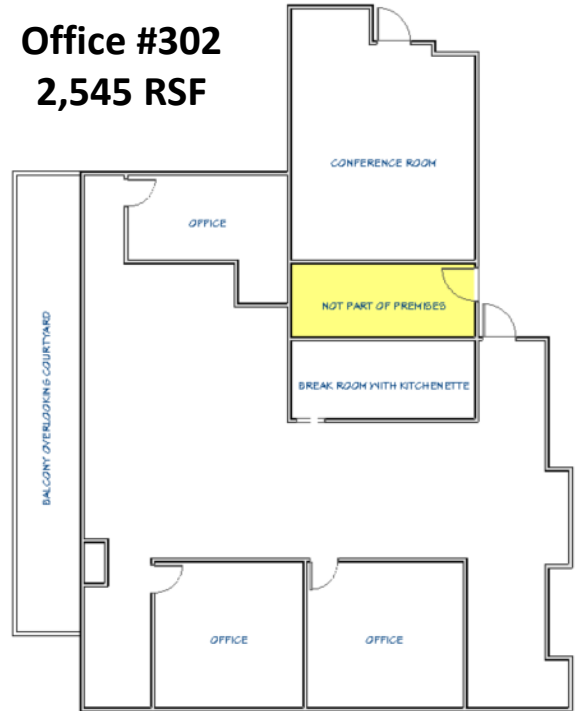
**Office #200**  
**1,222 RSF**



**Office #313**  
**1,450 RSF**



**Office #302**  
**2,545 RSF**



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