



FOR LEASE | OFFICE CONDO

\$15.00 SF/YR (MG)

35715D US 40, Unit 304, Evergreen, CO 80439



**William A. (Bill) Downes**  
billdownes@evergreencommercial.net  
303.838.2000 x101

Executive Summary



**OFFERING SUMMARY**

<b>Available SF:</b>	2,036 SF
<b>Lease Rate:</b>	\$15.00 SF/yr (MG)
<b>Lot Size:</b>	3.09 Acres
<b>Year Built:</b>	1997
<b>Building Size:</b>	32,799 SF
<b>Zoning:</b>	C
<b>Market:</b>	Denver
<b>Submarket:</b>	Foothills

**PROPERTY OVERVIEW**

- \* Great multi-use space-office, manufacturing, lab, assembly, etc.
- \* A premier commercial/industrial property available for lease in Evergreen, CO
- \* This modern space offers 2,036 square feet of versatile floor area, ideal for a wide range of business needs
- \* With its striking architectural design, ample natural light, and customizable layout, this property provides a compelling opportunity for businesses seeking an impressive and adaptable workspace

**LOCATION OVERVIEW**

Located just off I-70 in the Floyd Hill Business Park, this office building is conveniently located near Evergreen, Idaho Springs and the West Denver area.

Additional Photos



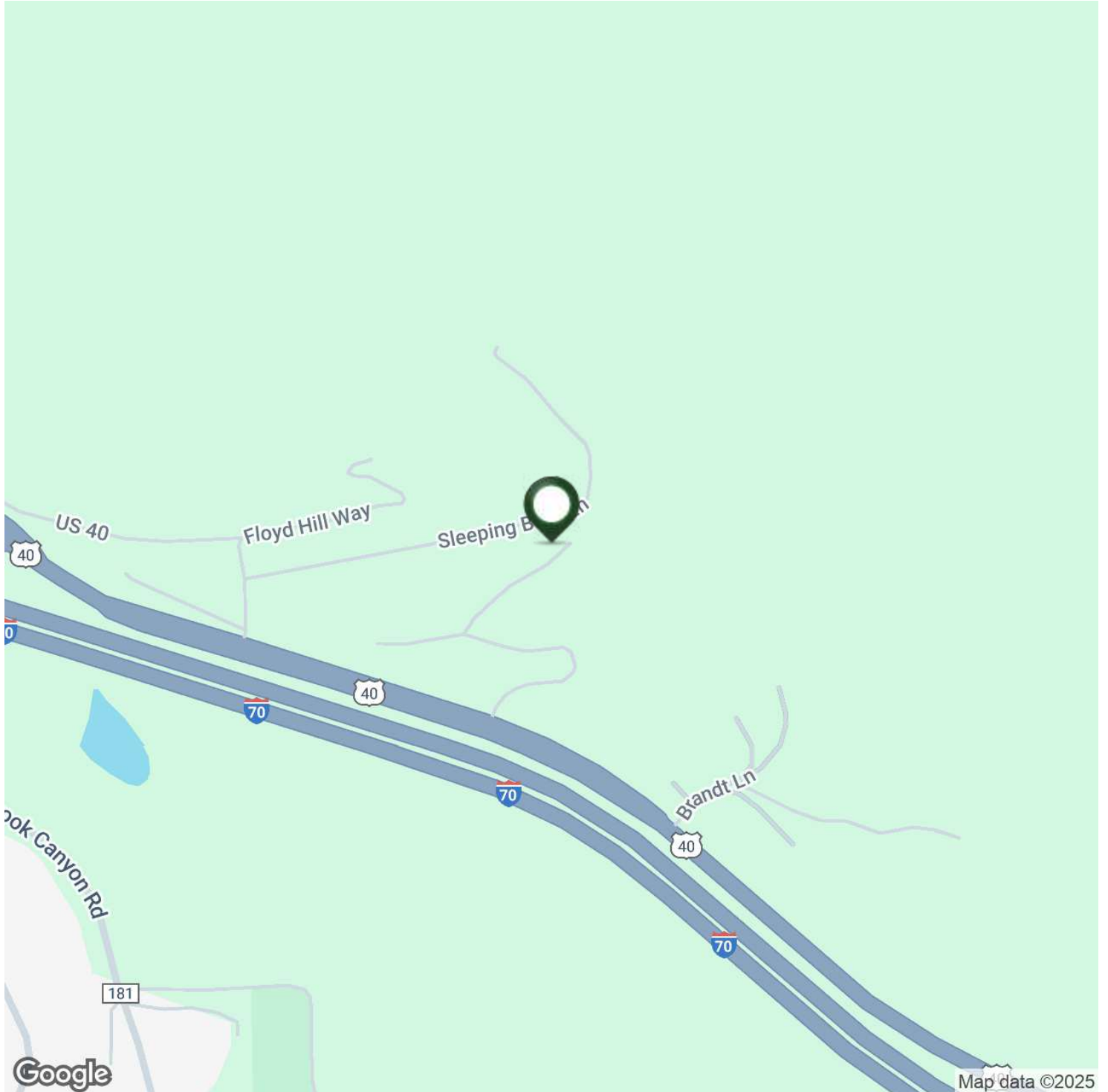


FOR LEASE | OFFICE CONDO

\$15.00 SF/YR (MG)

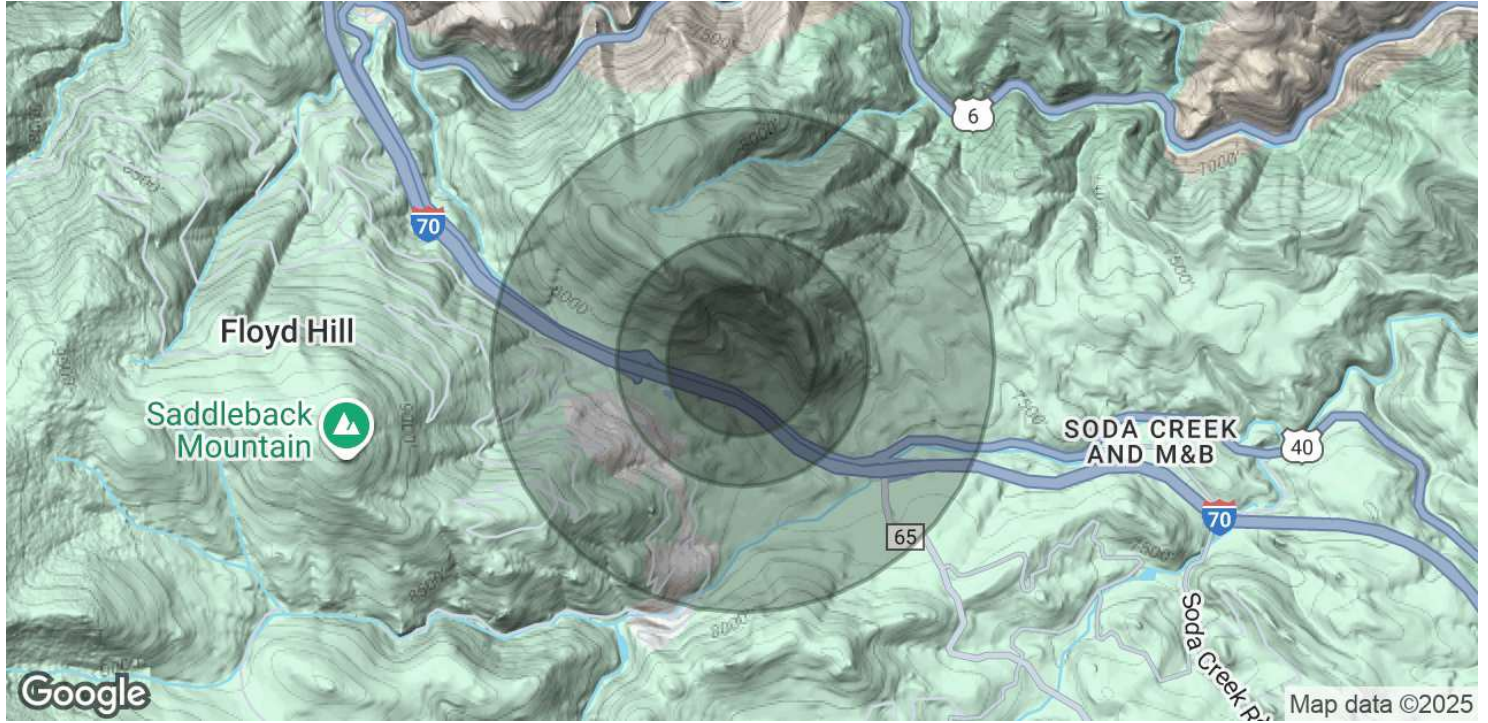
35715D US 40, Unit 304, Evergreen, CO 80439

Location Map



**William A. (Bill) Downes**  
billdownes@evergreencommercial.net  
303.838.2000 x101

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	14	57	394
Average Age	47	47	47
Average Age (Male)	47	47	47
Average Age (Female)	47	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	25	173
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$196,981	\$202,847	\$205,437
Average House Value	\$909,089	\$953,107	\$971,347

Demographics data derived from AlphaMap