

# FOR LEASE

## 1999 ARGENTINE STREET GEORGETOWN, CO 80444



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# PROPERTY OVERVIEW

<b>Address:</b>	1999 Argentine St, Georgetown, CO 80444
<b>Lease Rate:</b>	\$35 NNN
<b>Layout:</b>	4 units can be split however tenant wants them
<b>Traffic count:</b>	40,000 cars per day on I-70. Property right on the Highway
<b>Amenities To Include:</b>	EV Charging Stations
<b>Suite A</b>	2,453 SF
<b>Suite B</b>	1,262 SF
<b>Suite C</b>	1,262 SF
<b>Suite D</b>	1,698 SF



1

Cabin Creek Brew  
577 Twenty-Second St



2

Microtel Inn and Suites  
by Wyndham  
2190 Argentine St



3

Coopers on the Creek  
1500 Argentine St



4

Big Horn Crossing Apartments  
1920 Argentine St

5

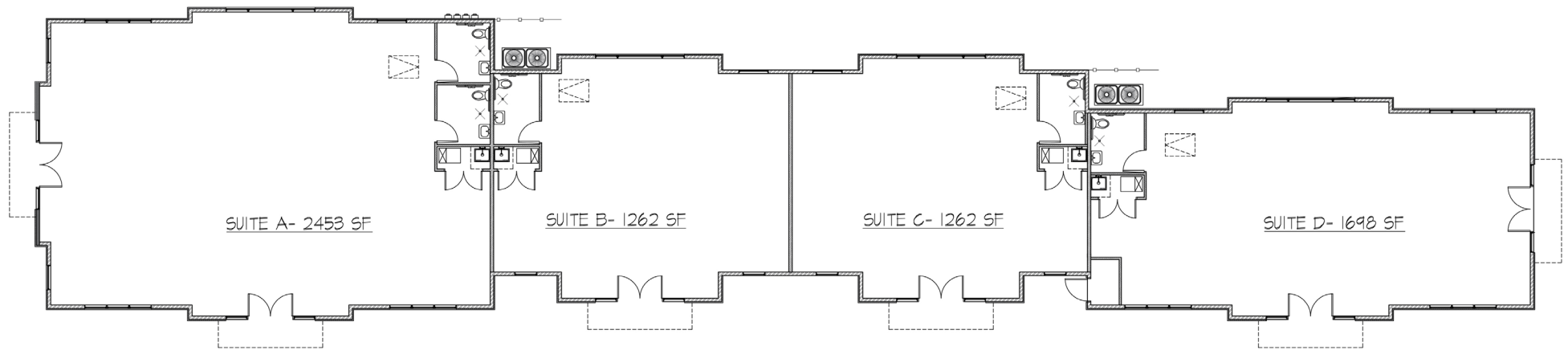
Peaks to Plains Trail



1999 ARGENTINE STREET



# FLOOR PLAN



Suite A Area	2,453 SF
Suite B Area	1,262 SF
Suite C Area	1,262 SF
Suite D Area	1,698 SF
<b>NET LEASABLE AREA</b>	<b>6,569 SF</b>

# SITE PLAN

