

801 S. PERRY STREET

CASTLE ROCK, CO 80104



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Convenient all-in gross lease for office space. Easy access to downtown Castle Rock. Great two room office suite with access to a conference room and ample parking in the business center.

PROPERTY HIGHLIGHTS

- Two office suite
- Located right off of Perry and Plum Creek Parkway with easy access to I-25.
- Convenient gross lease with no worries about expenses.
- Internet included with Lease.
- Shared conference room and kitchenette available for use with Lease.

OFFERING SUMMARY

Lease Rate:	\$1,250/month
Available SF:	400 SF
Lot Size:	0.327 Acres
Building Size:	7,870 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,858	5,832	12,497
Total Population	4,327	15,437	35,612
Average HH Income	\$88,776	\$104,528	\$116,618

BRANDON BELK **303.501.7959** **BRANDON@HIERANDCOMPANY.COM**

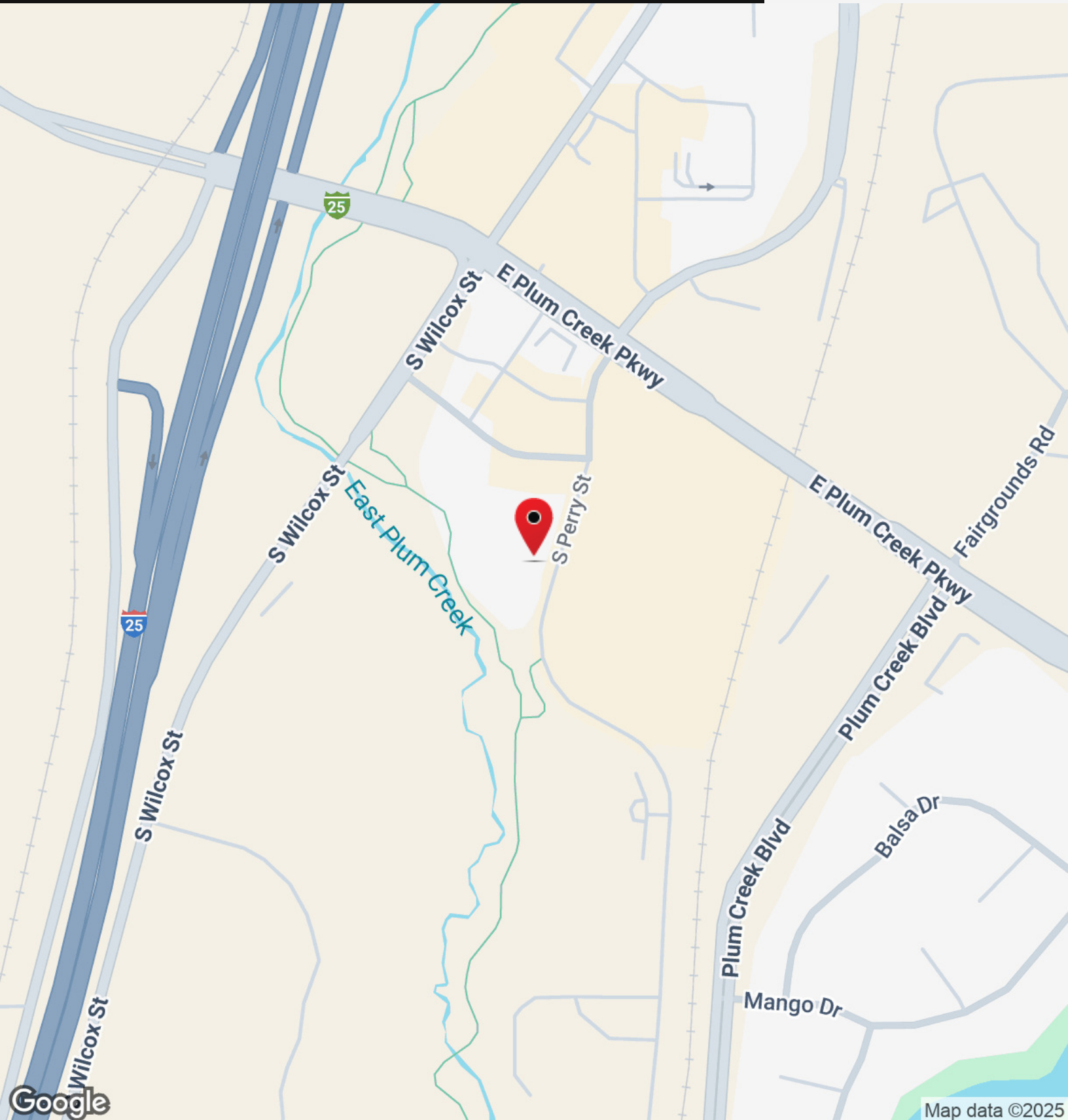
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LOCATION MAP



Map data ©2025

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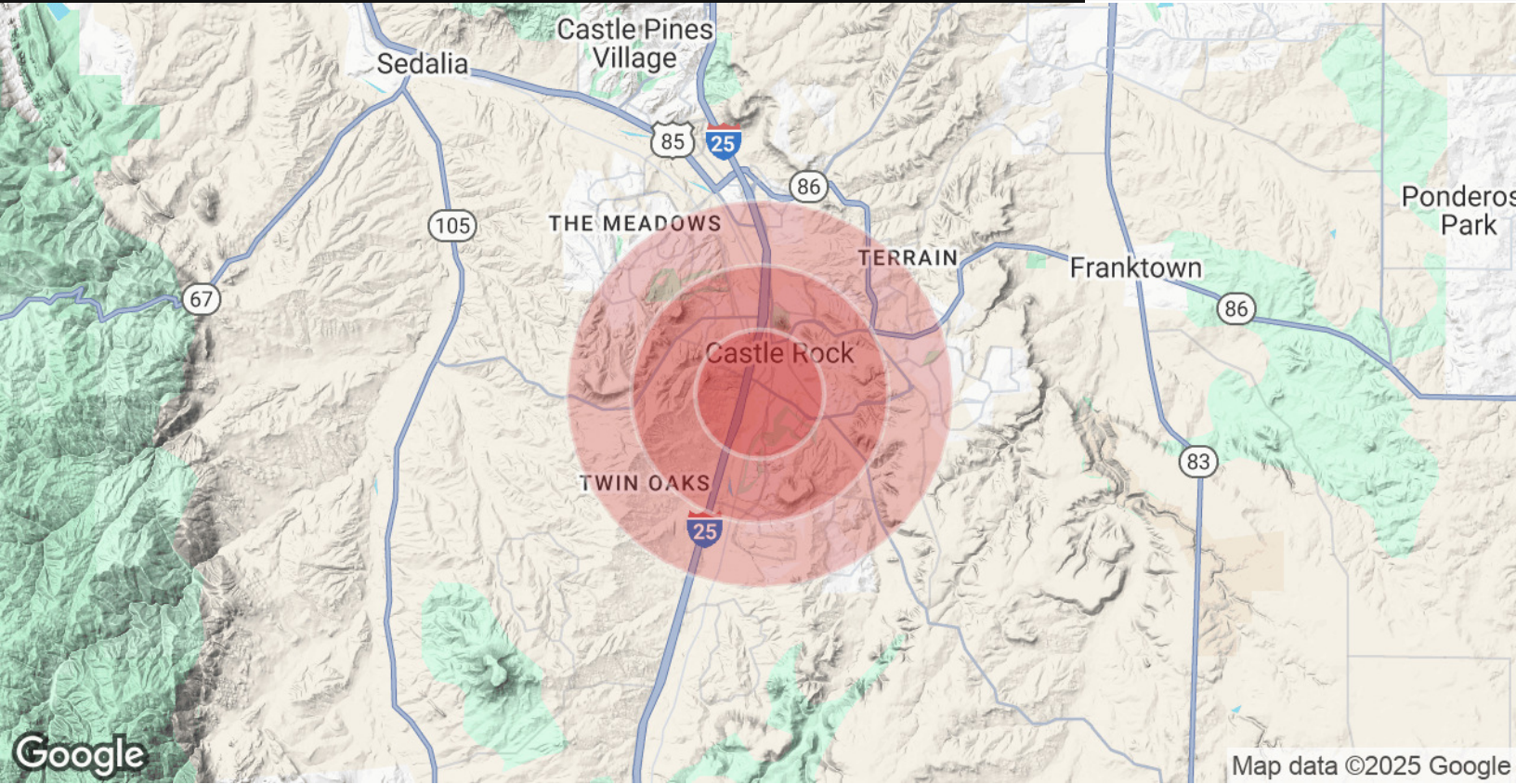
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DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	4,327	15,437	35,612
Average Age	45.2	40.0	37.0
Total Households	1,858	5,832	12,497
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$88,776	\$104,528	\$116,618
Average House Value	\$440,096	\$441,846	\$444,305

2020 American Community Survey (ACS)