

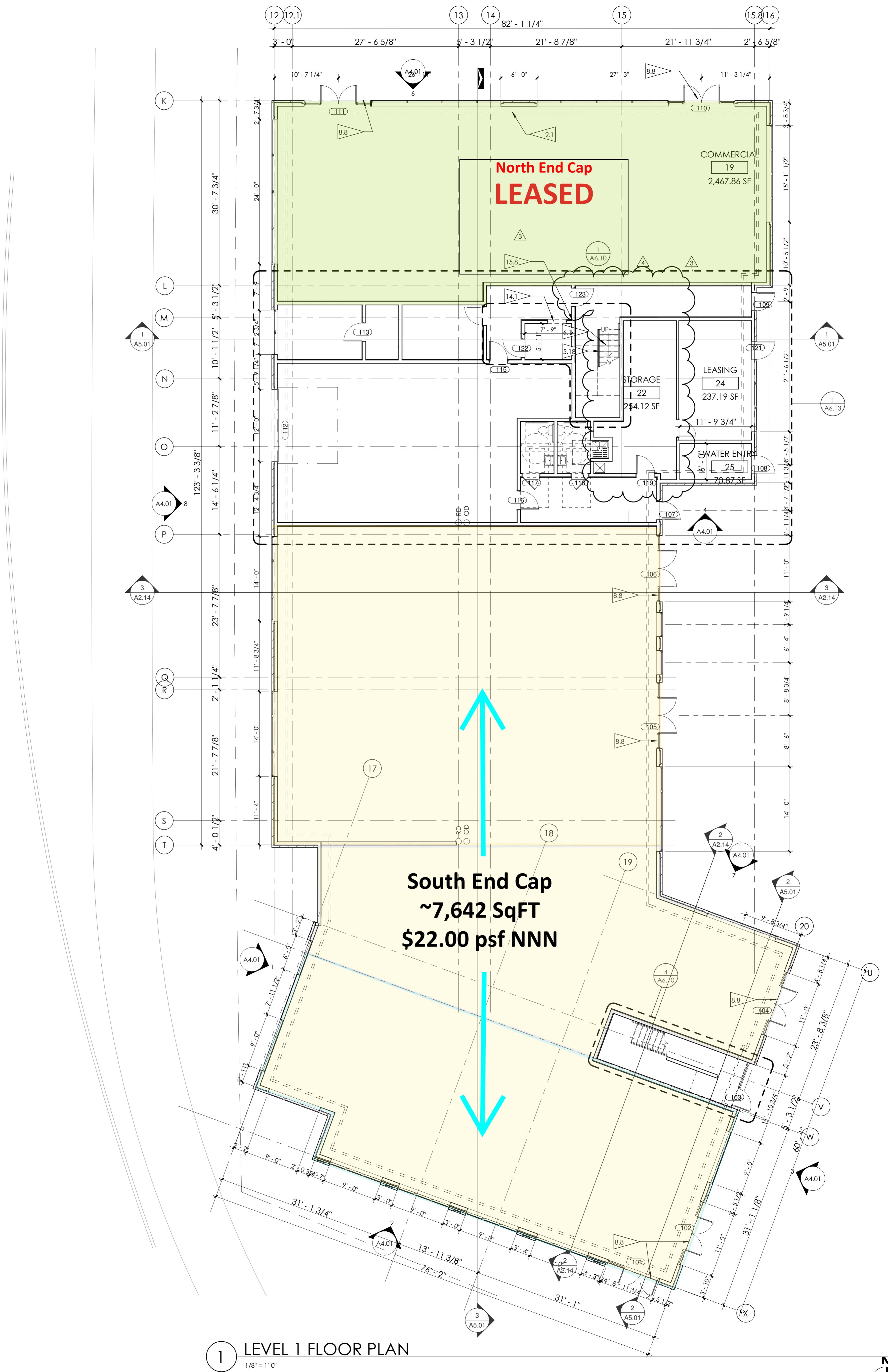
Hayden Place Commercial

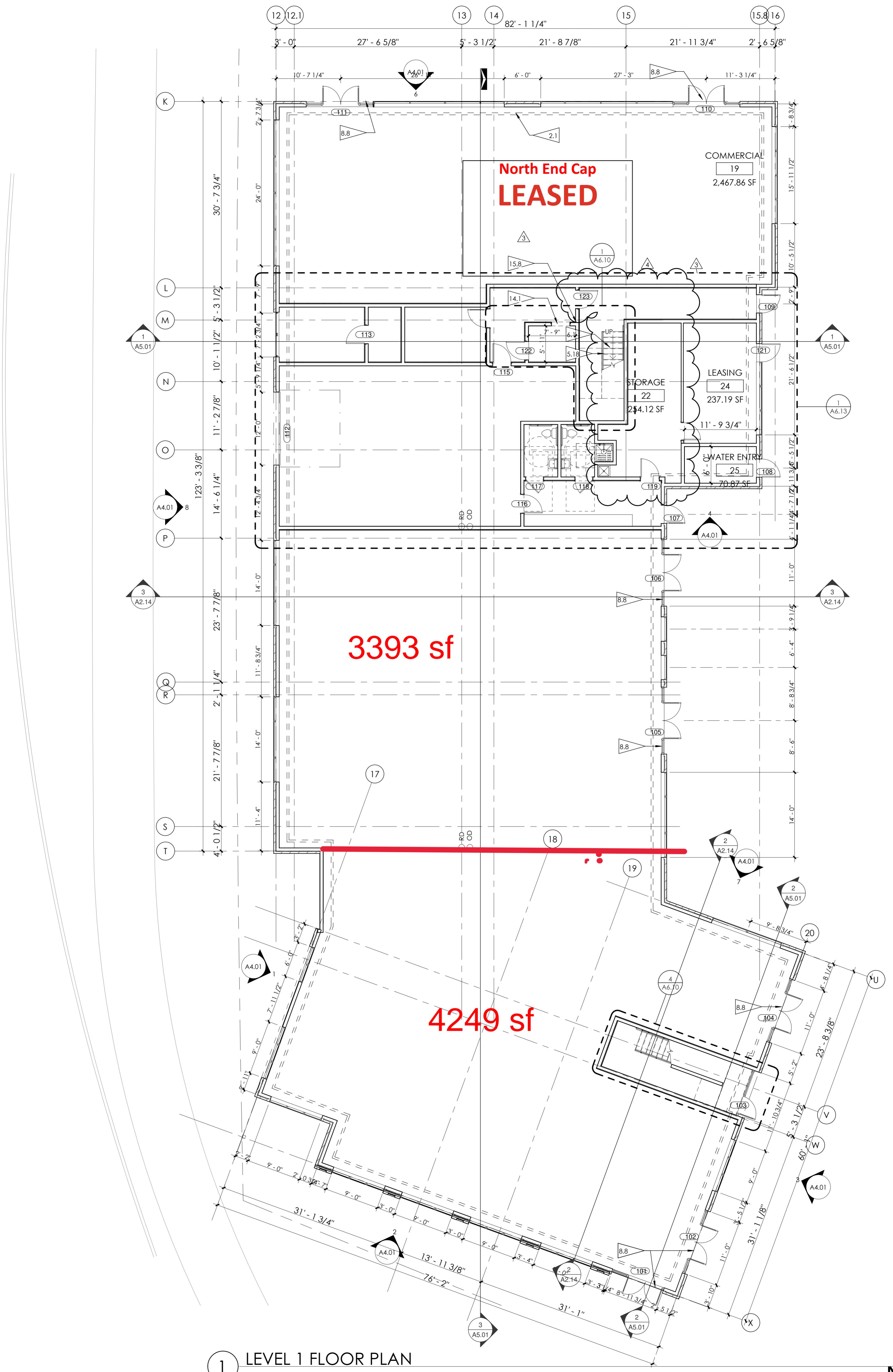
➤ ~~North End Cap:~~ **LEASED**

- ✓ Premier highway exposure
- ✓ Direct Turn In/Turn Out Parking
- ✓ High ceilings with full height windows
- ✓ Double Glass Door Entrance
- ✓ New Modern Building
 - ~2,470 SqFT – Divisible into 2 units of 1,235 SF each
 - Landlord will install demising wall (as needed) and rooftop HVAC
 - 5-year minimum lease (3% annual escalations)
 - NNN costs estimated at \$12 psf
 - Includes 13 allocated parking spaces (4 EV) – See Parking Plan

➤ **South End Cap:**

- ✓ Premier highway/roundabout exposure
- ✓ Direct Turn-In/Turn Out Parking
- ✓ Stunning Mount Sopris views with southern exposure
- ✓ High ceilings with full-height windows
- ✓ Multiple Double Door Glass Entrances
- ✓ New Modern Building
 - ~7,642 SF
 - **\$22 psf NNN**
 - NNN costs estimated at \$12 psf
 - Includes 15 allocated parking spaces – See Parking Plan
- ✓ Can be split into 4 separate spaces.





LEVEL 1 FLOOR PLAN

Area
207.19
SF

V
W

Area
2,255.97
SF

X

PARKING PLAN

— PURPOSE WITHOUT PRIOR APPROVAL OF THE TOWN AND CDOT.

ADJOINER BUILDING

HEET INDEX:

RALL SITE PLAN
RALL GRADING PLAN
RAILED GRADING: NORTH
RAILED GRADING: SOUTH
INAGE PLAN
RM SEWER PLAN AND PROFILES
RALL UTILITY PLAN
TER MAIN PLAN AND PROFILE
ITARY SEWER SERVICES PLAN AND PROFILE
E DETAILS

GRAPHIC SCALE

A horizontal number line with tick marks at 0, 10, 20, and 40. The tick marks are vertical lines with horizontal caps, and the numbers are placed to the left of the line.

OUNDARY LINE;
DO AVE SEWER
RRENTLY UNDER
STRUCTION 2021