

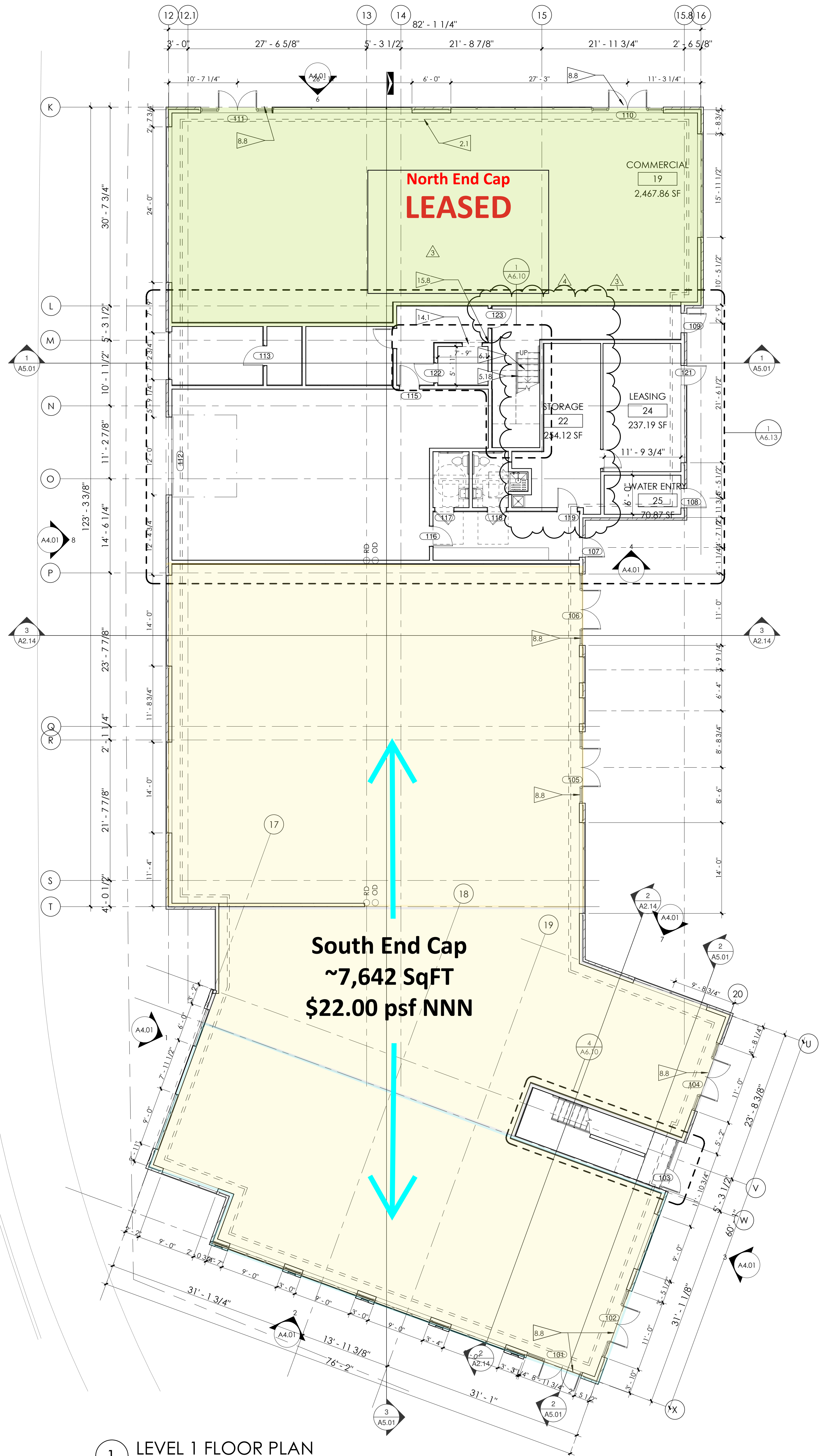
## Hayden Place Commercial

### ➤ ~~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

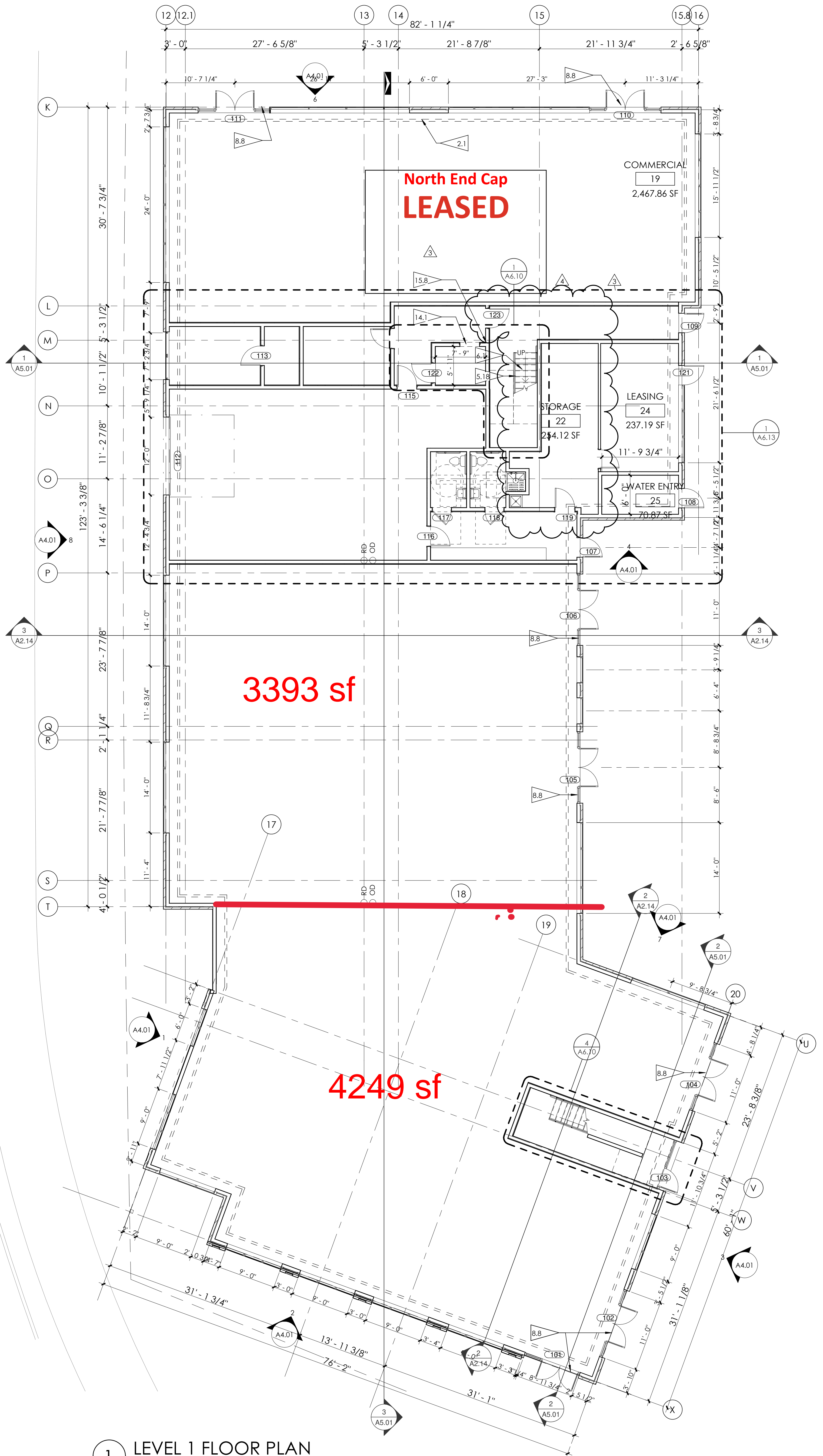
### ➤ **South End Cap:**

- ✓ 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.



1 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"





1 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"



Area  
207.19  
SF

V

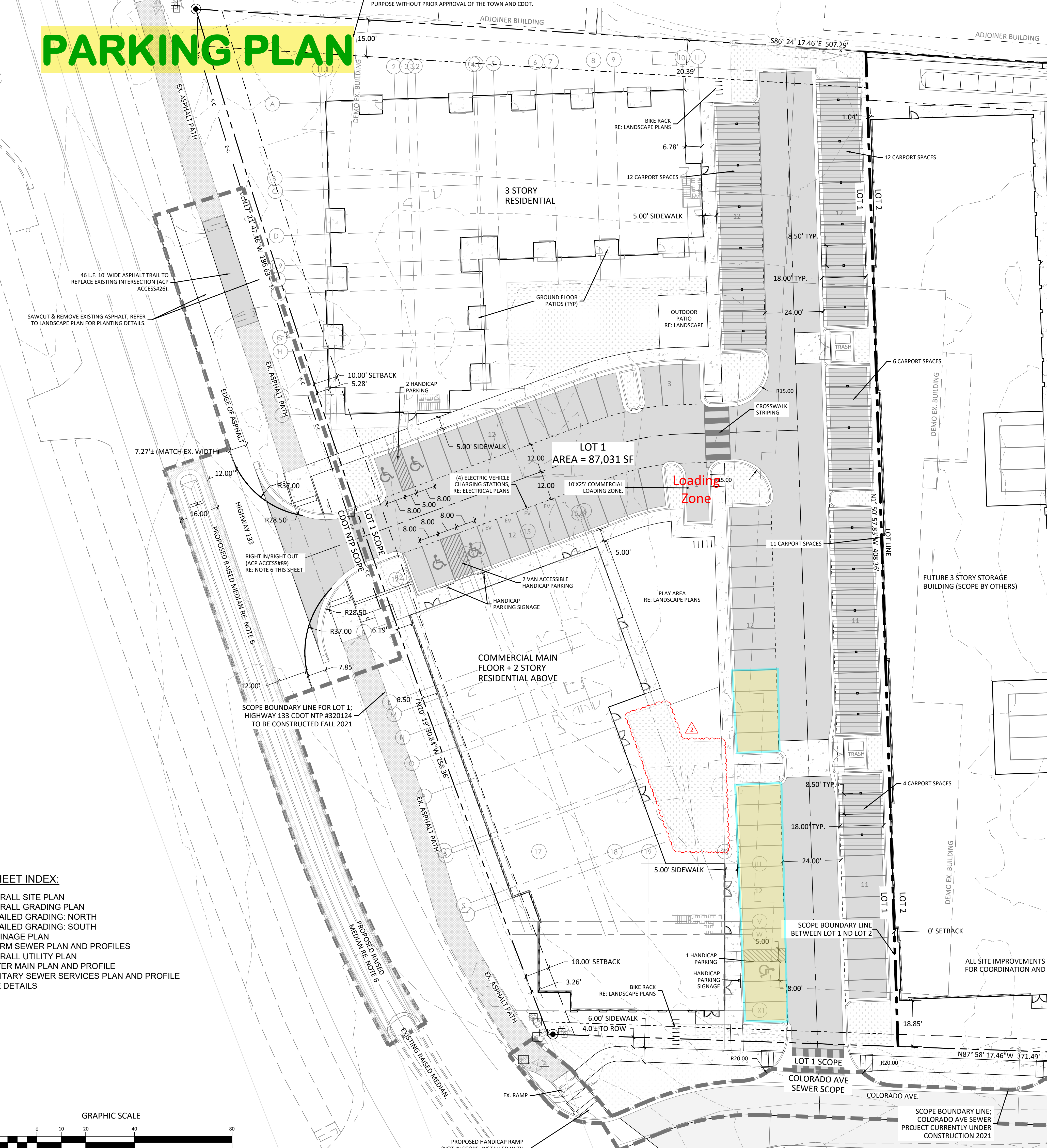
W

Area  
2,255.97  
SF

X



# PARKING PLAN



SHEET INDEX:

RALL SITE PLAN  
 RALL GRADING PLAN  
 AILED GRADING: NORTH  
 AILED GRADING: SOUTH  
 INAGE PLAN  
 RM SEWER PLAN AND PROFILES  
 RALL UTILITY PLAN  
 ER MAIN PLAN AND PROFILE  
 ITARY SEWER SERVICES PLAN AND PROFILE  
 DETAILS

