

Office Space for Lease at Ambrosia

At the Meadows | 3855 Ambrosia St | Castle Rock, CO 80109



FOR LEASE

AVAILABLE

Unit 204 - 952 RSF

BASE RENT

\$28.00/SF

NNN

\$18.76/SF

PROPERTY AMENITIES

- Turnkey Space
- Ample Parking
- 24/7 Key Card Access
- Communal Restrooms
- Elevator

DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Population	84,249	231,996	536,788
Daytime Population	77,089	198,483	583,851
Avg. Household Income	\$181,106	\$191,893	\$182,241
Estimated Households	30,113	81,693	201,143

Year: 2024 | Source: Esri

WALKABLE AMENITIES

- Ohana Grill
- Whiskey Lodge
- I.C. Brewhouse
- Carlos Miguels
- Crave Burger
- The Library Co. Bar & Kitchen
- Crush Wine Bar
- Uncle Middio Pizza

DRIVE TIMES TO

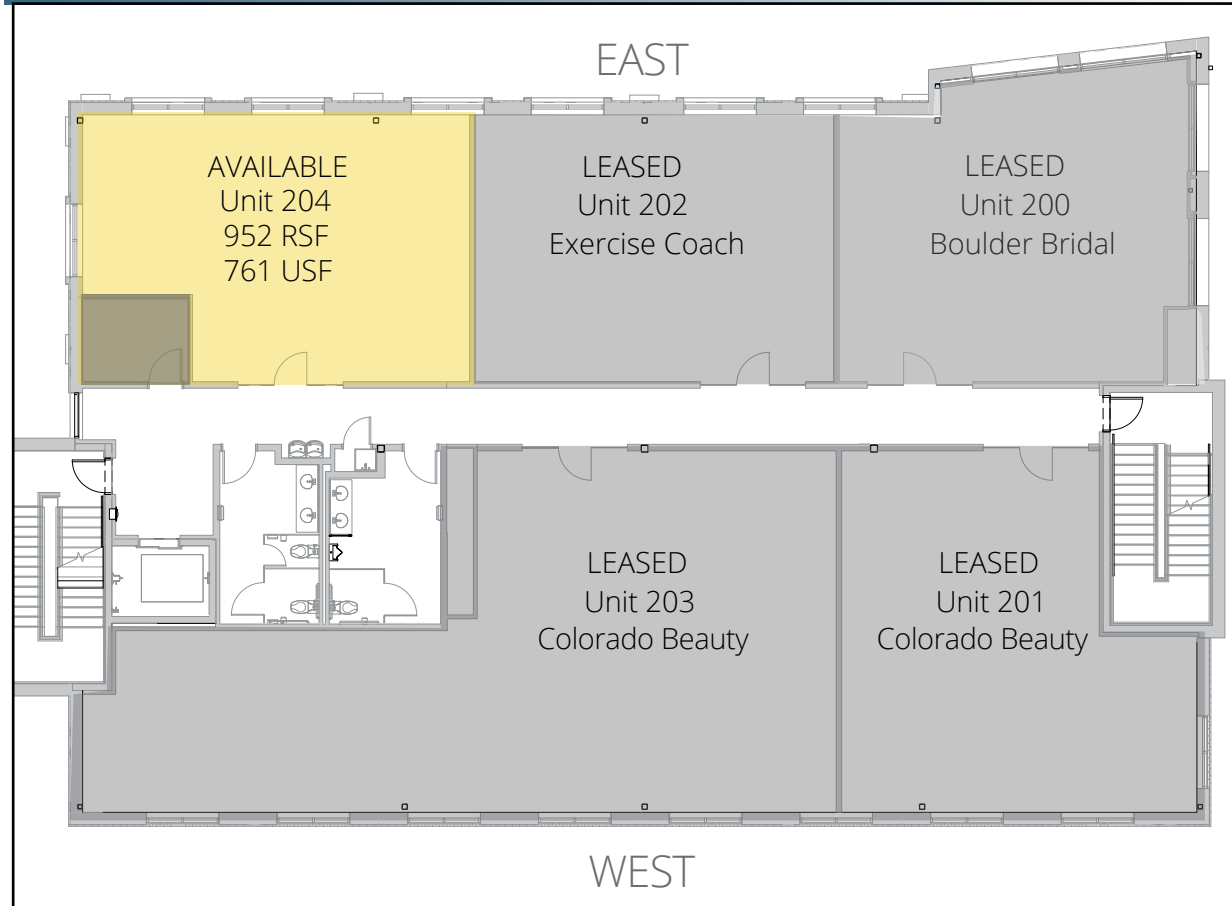
HWY 470	15 Minutes
DTC	20 Minutes
Downtown	30 Minutes
I-70	35 Minutes
DIA	45 Minutes
Colorado Springs	45 Minutes

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SECOND FLOOR OFFICE SPACE AVAILABLE SUITE 204 - 952 RSF



BUILDING FEATURES

BUILDING SIZE 21,406 SF

STORIES 3

YOC 2020

PARKING 2.3/1,000 SF

CORE FACTOR 20%

CONNECTIVITY FIBER (COMCAST)



Outlets at Castle Rock

- COACH OUTLET
- Columbia FACTORY STORE
- AMERICAN EAGLE
- BANANA REPUBLIC
- lululemon
- POLO RALPH LAUREN
- Levi's
- H&M
- Nike Factory Store
- UNDER ARMOUR
- PUMA
- GAP OUTLET

Promenade at Caste Rock

- TJ-maxx
- HomeGoods
- SIERRA
- petco
- ULTA
- Sams CLUB
- WHOLE FOODS MARKET
- CHIPOTLE MEXICAN GRILL

- THE HOME DEPOT
- five BELOW
- CHIPOTLE MEXICAN GRILL
- SPROUTS FRESH MARKET
- Michaels
- Applebees
- Red Robin

- LOWE'S
- HOBBY LOBBY
- ROSS DRESS FOR LESS
- CAVA
- BUFFALO WILD WINGS GRILL & BAR
- KING Soopers

- chilis
- Black-eyed Pea

- Walmart Supercenter
- TARGET

Milestone Crossing

- KOHL'S
- PETSMART
- Office DEPOT

Plum Creek

- SAFEWAY

- TRACTOR SUPPLY CO.

SITE

114,000 VPD

24,000 VPD

43,000 VPD

45,000 VPD



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