

**FOR LEASE**

# *The Courtyard* *at Castle Rock*

**333 Perry Street, Castle Rock, Colorado, 80104**



**County:** Douglas  
**Building Size:** 52,965 SF  
**Site Size:** .961 Acres  
**Year Built:** 2003

**Office Space Available:** 3,995 SF  
**Minimum Divisible:** 2,133 SF  
**Maximum Contiguous:** 3,995 SF  
**Est. Office Lease Rate:** \$18.50-\$20.00/SF  
**Est. NNN:** \$14.50/SF

**Retail/Restaurant Space Available:** 2,144  
**Minimum Divisible:** 2,144  
**Maximum Contiguous:** 2,144  
**Retail/Restaurant Lease Rate:** \$29.00/SF  
**Est. NNN:** \$13.50/SF

## Amenities and Interior Upgrades:

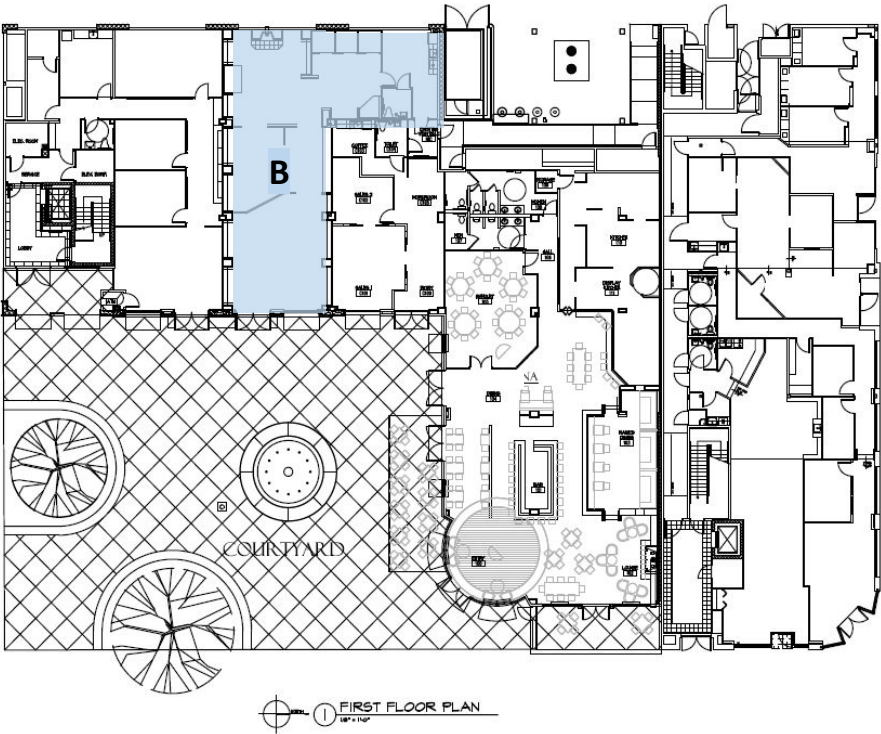
- Central location in downtown Castle Rock
- Anchored by Courtyard Social restaurant.
- New common area paint and carpets
- New lobby remodels (2020)
- Common area lighting upgrades
- Common area conference rooms and kitchens
- Onsite and off-site parking available
- Street level retail with office on the 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Single offices with a shared reception area available



**First Western**  
**Realty and Management**

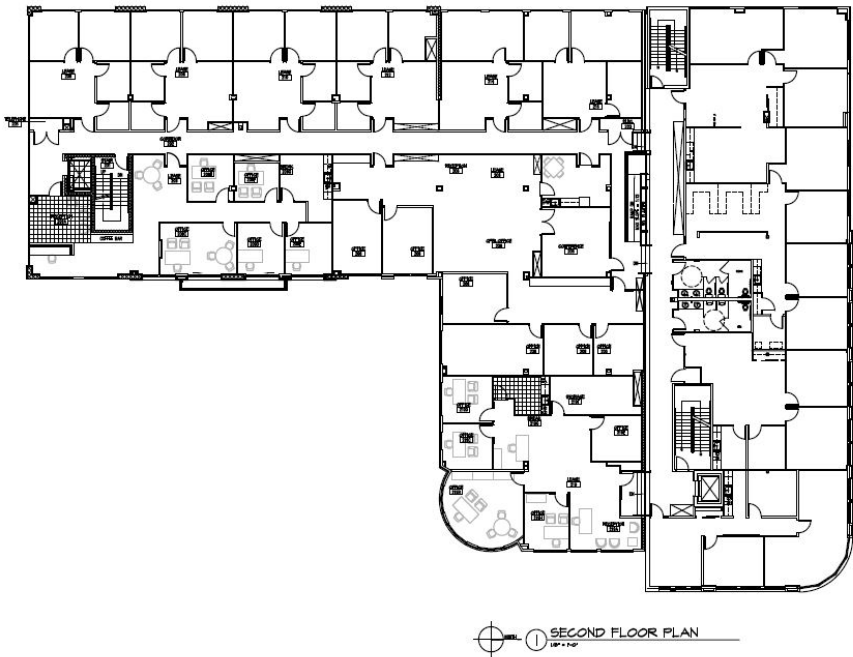
**Todd Hannebaum**  
**Cell: (720) 725-9594**  
[todd@firstwesternrealty.com](mailto:todd@firstwesternrealty.com)

FLOOR PLAN - 333 & 399 Perry St.



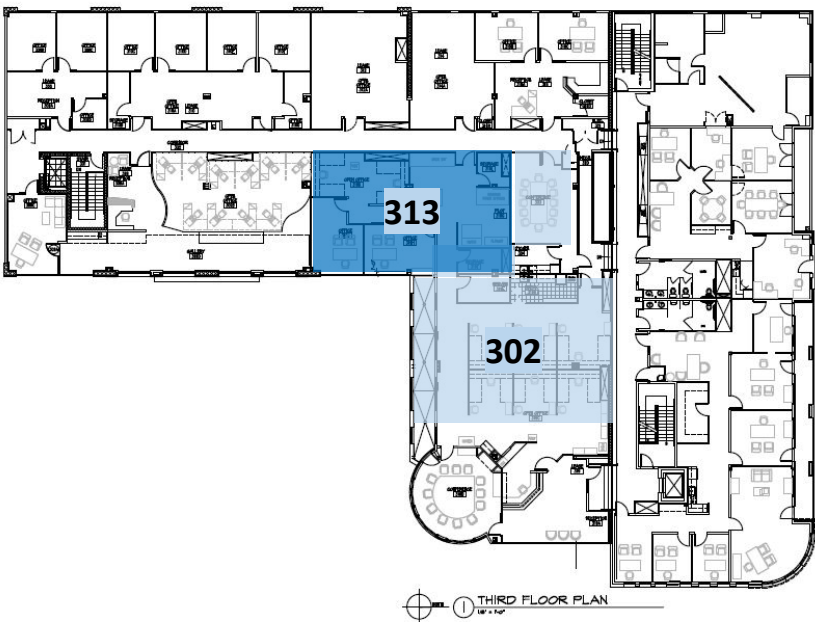
**First Floor**  
**Retail/Restaurant**  
Suite B – 2,144 SF \$29.00/SF NNN

FLOOR PLAN - 333 & 399 Perry St.



**Second Floor**  
**Office**  
No Availability

FLOOR PLAN - 333 & 399 Perry St.

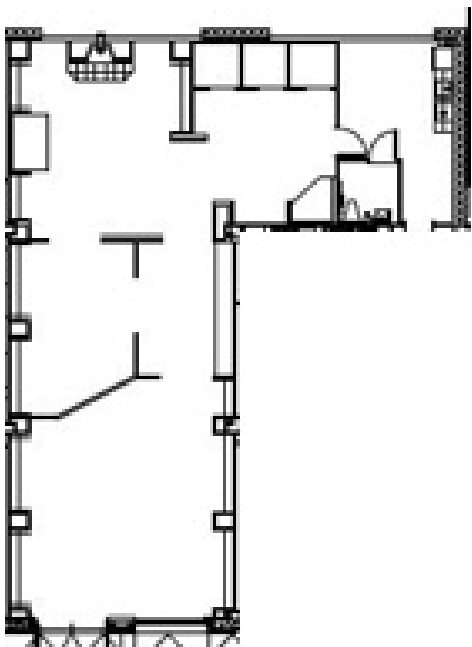


**Third Floor**  
**Office**  
Suite 302 -2,545 SF - \$18.50/SF NNN  
(Divisible down to 2,133 SF without  
conference room, or can potentially  
add suite #313 for 3,995 total SF)

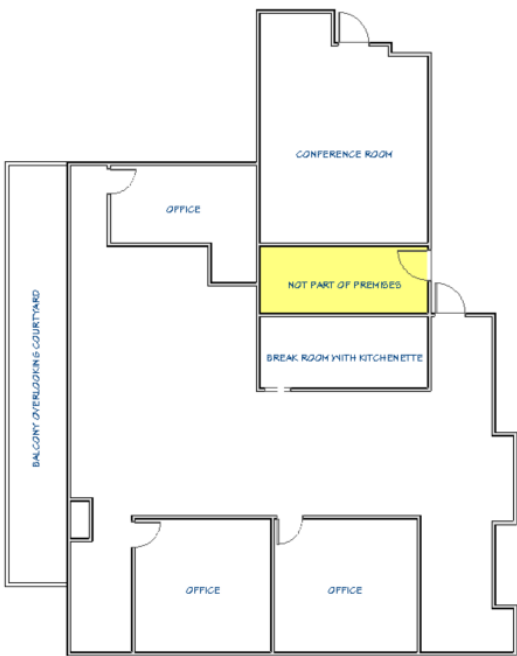
Sketch only, Tenant to verify layout

Suites

Retail #B  
2,144 RSF



Office #302  
2,545 RSF



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