

OFFICE FOR LEASE

CENTRAL DOWNTOWN ELIZABETH

313 E. KIOWA AVENUE, ELIZABETH, CO 80107

TREVEY
COMMERCIAL



PROPERTY FEATURES

- 2,400 SF Office Space Available Immediately
- Potential to Demise into Smaller Suites
- Centrally Located at 313 E. Kiowa Avenue in Downtown Elizabeth
- Flexible Floor Plan Suitable for Office, Professional or Service Users
- Abundant Natural Light with a Clean, Professional Feel
- Easy Access to Highway 86 & Surrounding Amenities
- Ample On-site Parking for Staff & Clients
- Well Maintained Building in Growing Community
- For Additional Market Information Follow this Link: [Comprehensive Overview: Growth in Elbert County](#)

PROPERTY DETAILS

AVAILABLE	±2,400 SF (<i>divisible</i>)
LEASE RATE	Contact Broker
LEASE TYPE	Full Service Gross (FSG)
ADDITIONAL RENT	Tenant Pays Utilities
ZONING	Commercial
POWER	TBV (To be Verified by an Electrician)
Y.O.C.	1975
UTILITIES	CORE / Black Hills Energy
WATER / SAN	Town of Elizabeth
CITY / COUNTY	Elizabeth / Elbert

REGIONAL AERIAL



INTERIOR PHOTOS



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	4,792	\$132,621	\$673,033
5 Mile	13,539	\$141,323	\$683,548
10 Mile	36,833	\$157,067	\$717,768

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 12,500 VPD on E. Kiowa Ave. & S. Banner St.
- Approx. 13,000 VPD on E. Kiowa Ave. & S. Pine St.
- Approx. 15,000 VPD along Highway 86 (E. Kiowa Ave.)