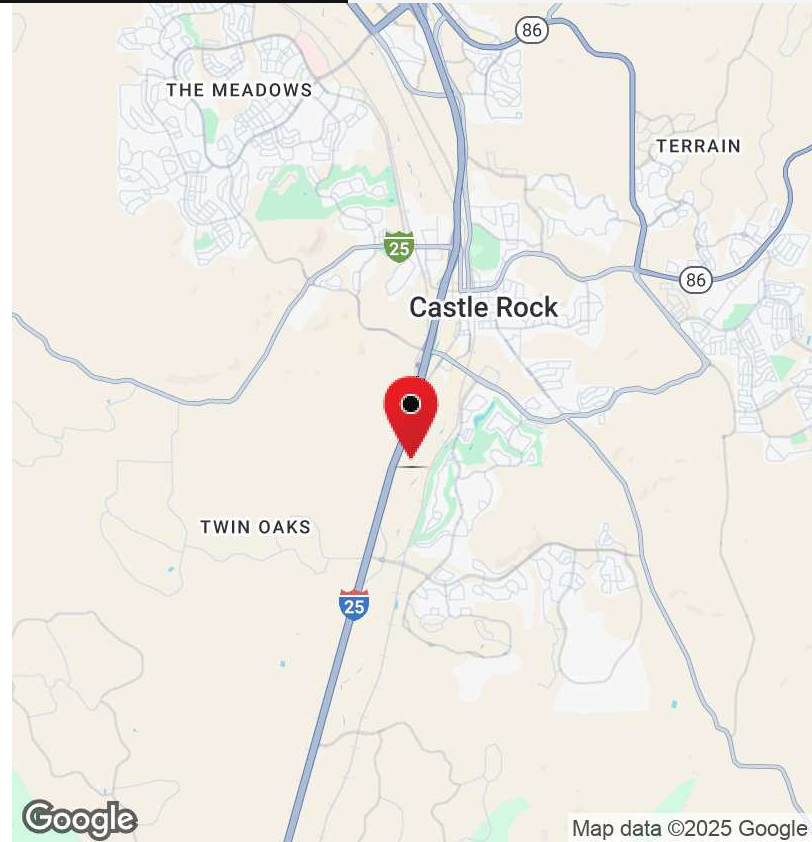


2276 MANATT COURT B02

CASTLE ROCK, CO 80104



PROPERTY SUMMARY



PROPERTY DESCRIPTION

No matter your needs – business, storage, or fun – we have the solution for you. Conveniently located off of the I-25 Frontage Road at 2276 Manatt Court in south Castle Rock, CO. Convenient access to I-25 and Downtown Castle Rock. This unit consists of 782 sf on ground floor for either your business or storage needs. Ground floor has epoxy flooring, cabinets, and a large roll up door. The unit also hosts additional LED lighting and fixtures. Possesses a large 16' overhead doors.

PROPERTY HIGHLIGHTS

- 1 Drive In Bay
- Easy Access to I-25
- Ample Parking
- Central Heating
- Large Rollup Door and High Ceiling Clear Height
- Newer Building and Project

OFFERING SUMMARY

Lease Rate:	\$18.50/SF (NNN)
NNN:	\$9.15/SF
Space Size:	782 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,237	3,565	8,244
Total Population	3,039	9,120	22,517
Average HH Income	\$118,658	\$102,439	\$114,597

BRANDON BELK 303.501.7959 | NICK HIER 303.688.3105 X4

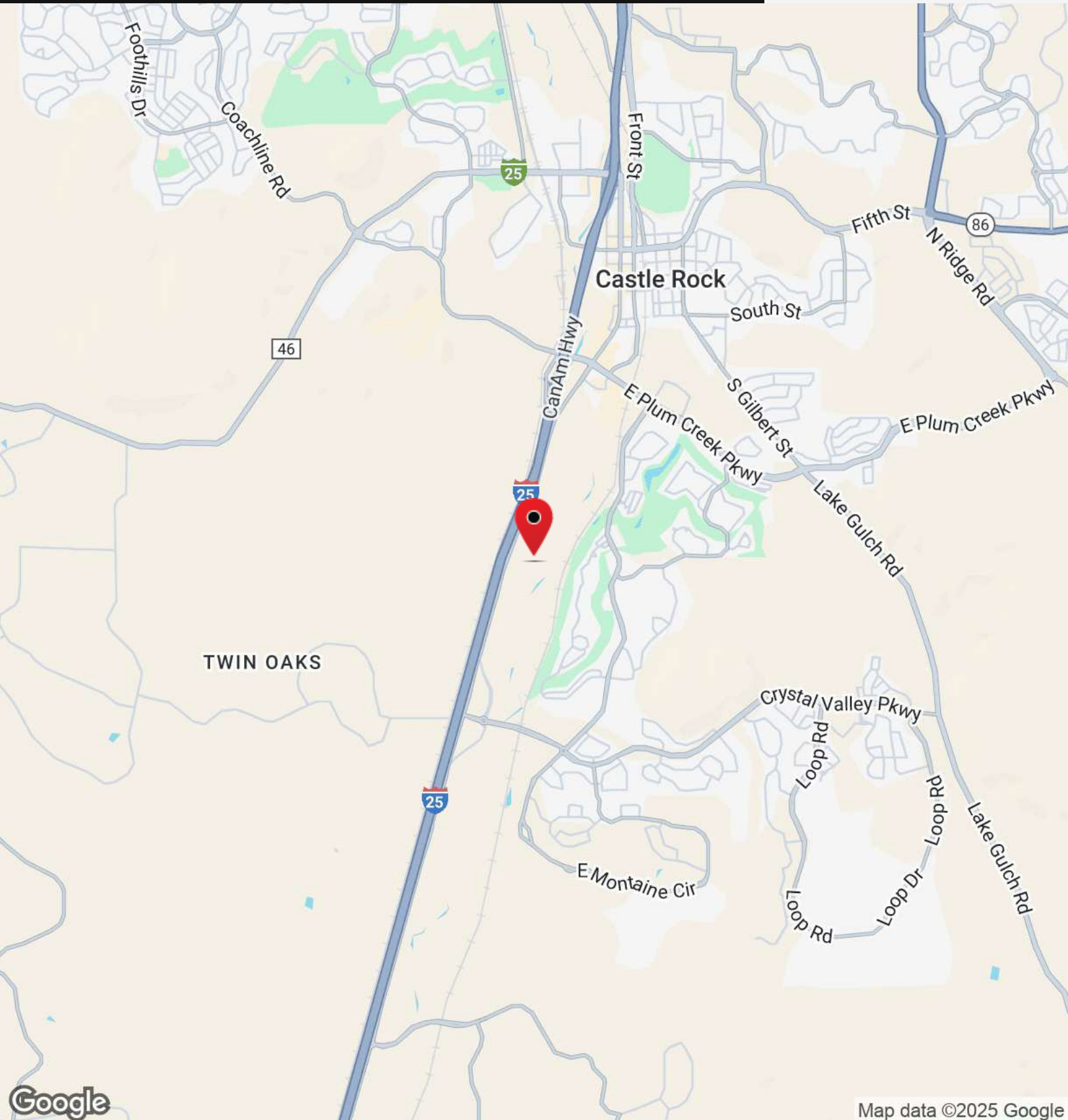
HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

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LOCATION MAP



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ADDITIONAL PHOTOS



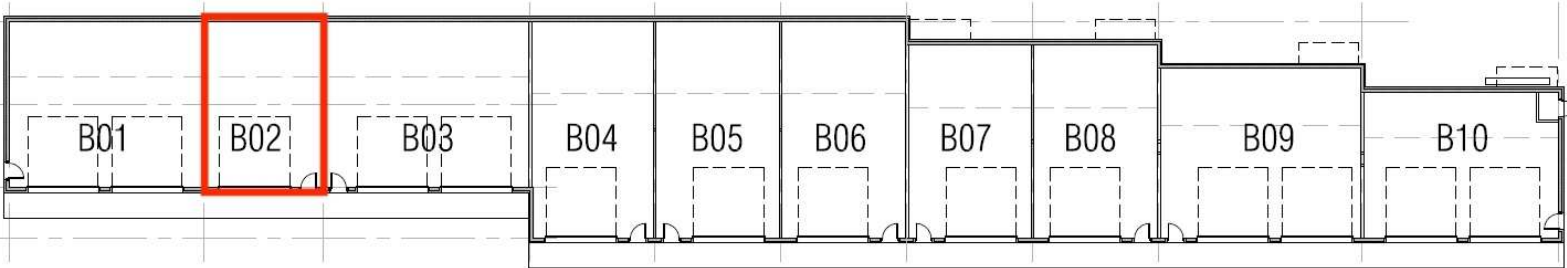
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LOCATION IN PROJECT



BUILDING B
NO SCALE

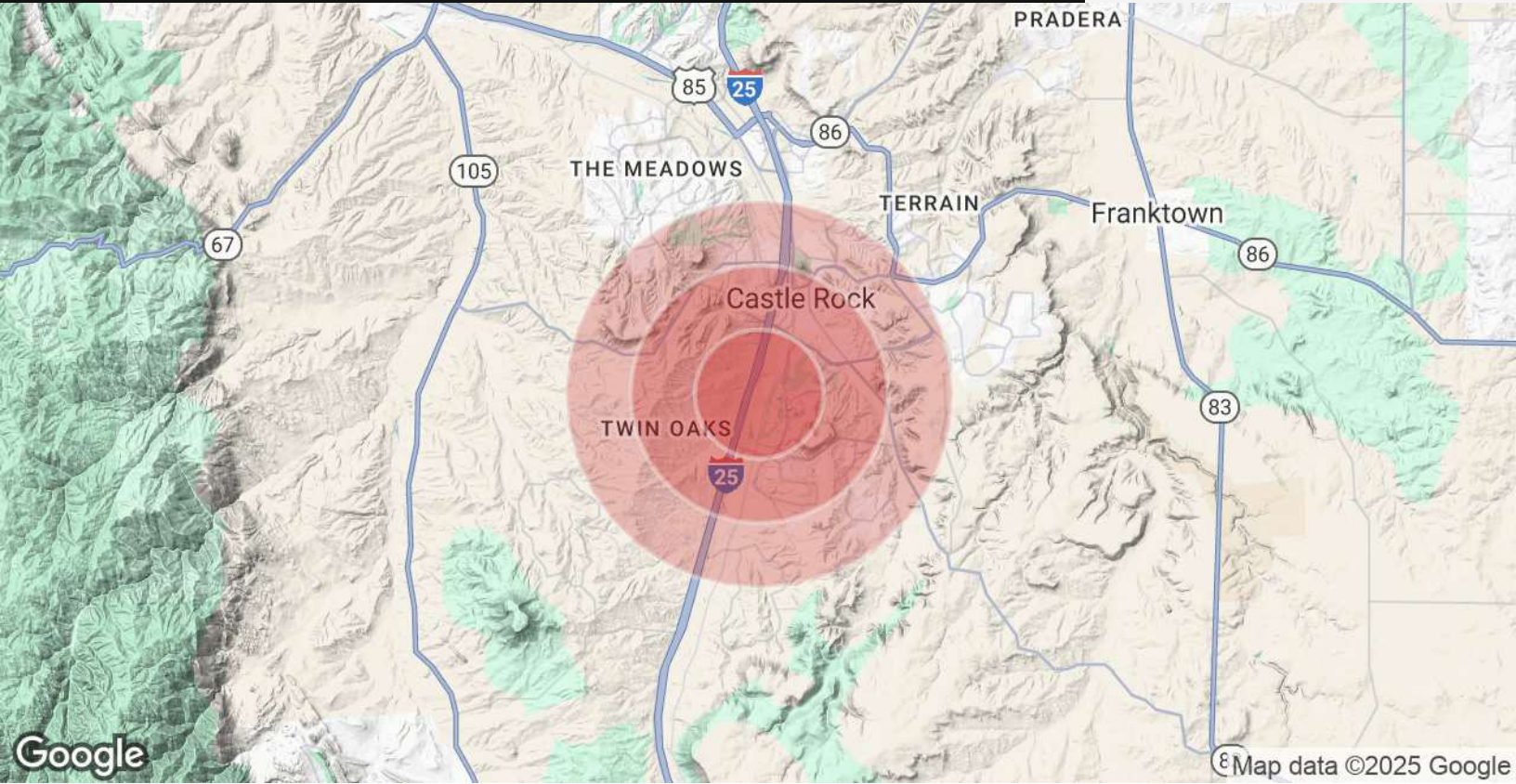


2276 MANATT COURT B02

CASTLE ROCK, CO 80104



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,039	9,120	22,517
Average Age	48.7	42.4	38.6
Average Age (Male)	44.7	38.7	36.5
Average Age (Female)	51.5	45.0	40.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,237	3,565	8,244
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$118,658	\$102,439	\$114,597
Average House Value	\$517,622	\$470,597	\$463,677

2020 American Community Survey (ACS)

2276 MANATT COURT B02
CASTLE ROCK, CO 80104



MEET THE TEAM



BRANDON BELK

C: 303.501.7959

brandon@hierandcompany.com



NICK HIER

C: 303.877.0409

nick.hier@hierandcompany.com

BRANDON BELK 303.501.7959 | NICK HIER 303.688.3105 X4

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