



419

E COOPER AVENUE

ASPEN, CO

FOR LEASE



S&B

SETTERFIELD & BRIGHT

457 E HOPKINS AVENUE, ASPEN, CO 81611

970-920-1833

WWW.ASPENREAL.COM



Building Information:

SPACE SIZE: 7,991 SF

YEAR BUILT: 1954

AVAILABLE: WINTER 2025/26

ZONING: Commercial Core (CC)

TYPE OF LEASE: NNN

Lease Information:

BASE RENT: \$197 per SF

PASS-THROUGHS: \$33 per SF

TOTAL GROSS RENT: \$153,246 per month

SECURITY DEPOSIT: \$300,000



CAN BE SUBDIVIDED INTO TWO SPACES

For Space 201 (East Side):

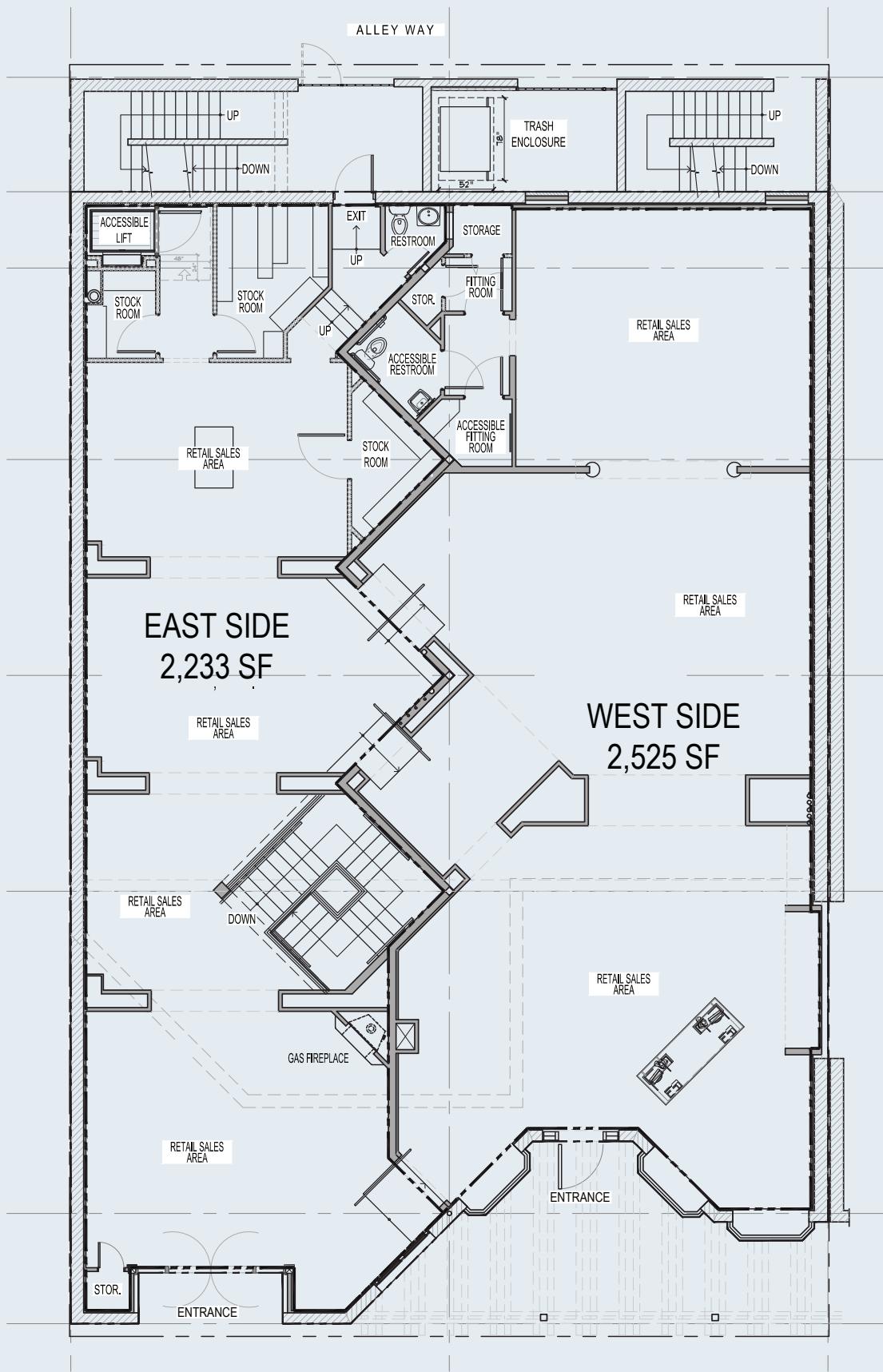
Street-Level: 2,233 SF - \$250 per SF + CAMS

Lower-Level (101): 3,233 SF - \$100 per SF+ CAMS

Blended NNN Rate: 5,466 SF - \$161 per SF + CAMS

For Space 201 (West Side):

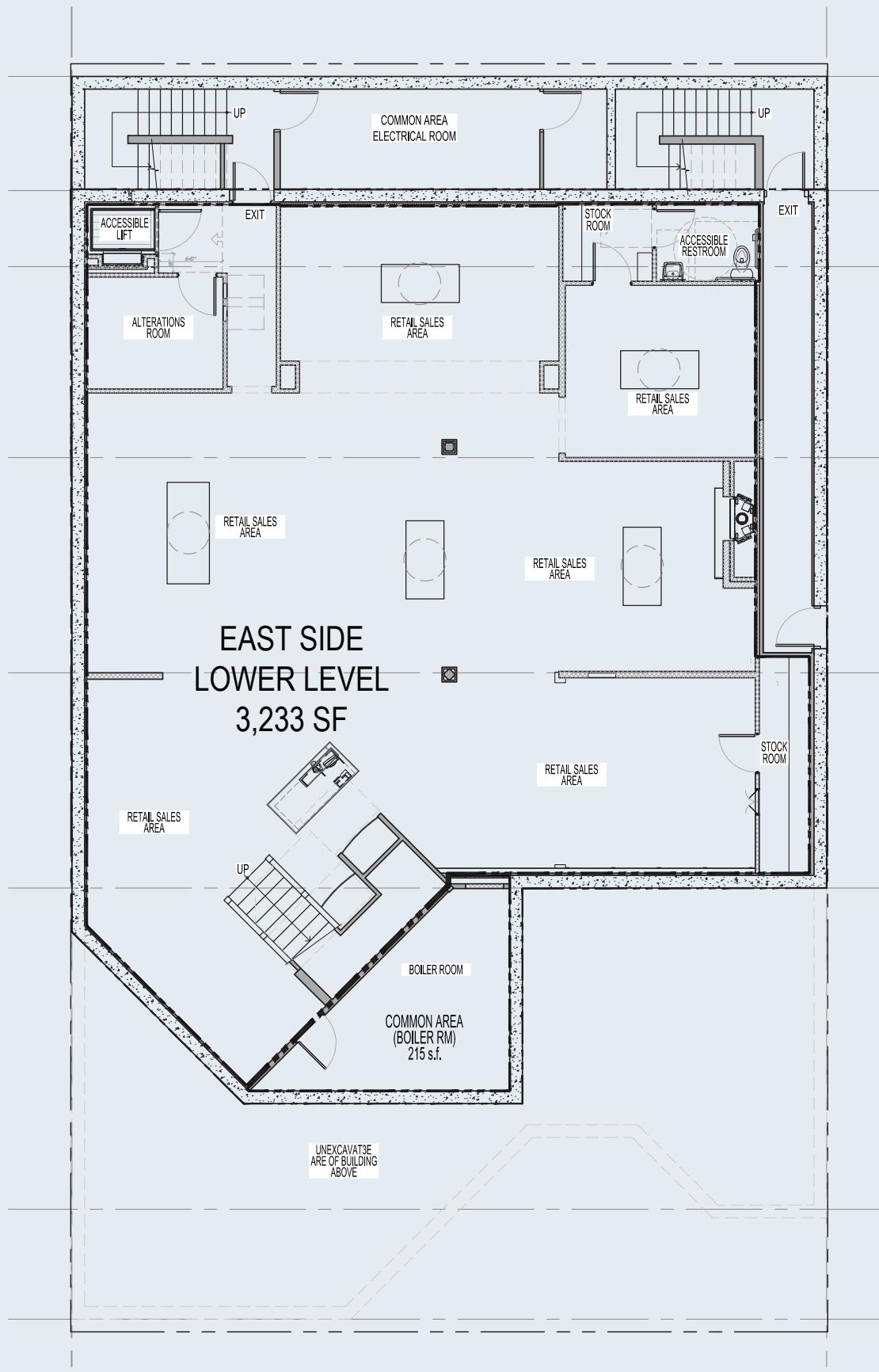
Street-Level only: 2,525 SF - \$275 per SF+ CAMS



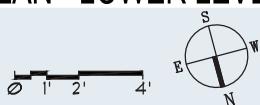
FLOOR PLAN - MAIN LEVEL



THE INFORMATION CONTAINED HEREIN IS DEEMED TO BE RELIABLE.
THE READER IS ADVISED TO CONDUCT INDEPENDENT INVESTIGATIONS TO DETERMINE RELIABILITY AND ACCURACY.



FLOOR PLAN - LOWER LEVEL



DOWNTOWN ASPEN, CO



June 2025
Map not to scale

970-920-1833

www.aspenreal.com

457 E Hopkins Avenue, Aspen CO 81611