

# Medical/General Office Space Available for Lease | Castleton Building

4700 Castleton Way, Castle Rock, Colorado 80109

Asking: \$16 - \$18 psf plus NNN



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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224  
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## 5,400 sf – 11,269 sf Space Available for Lease

*This remarkably huge second story space in an open floor plan format with tall cathedral ceilings gives way for the greatest of possibilities for any business wishing to expand their horizons. With a dedicated elevator, incredible natural light and views through huge windows, plenty of office and storage space, a large kitchen, outdoor patio, high visibility from I-25, the familiar Outlets of Castle Rock only minutes away, as well as 5-10 minutes from AdventHealth Castle Rock, and ample on-site parking is worth taking the time to give us a call for more information.*

### AREA OVERVIEW

Average Daily Traffic Counts (2022)

I-25 at Meadows Pkwy NW	99,063 VPD
I-25 at Santa Fe Drive S	38,500 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	3,772	49,833	88,327
Average HH Income	\$120,018	\$137,610	\$144,710

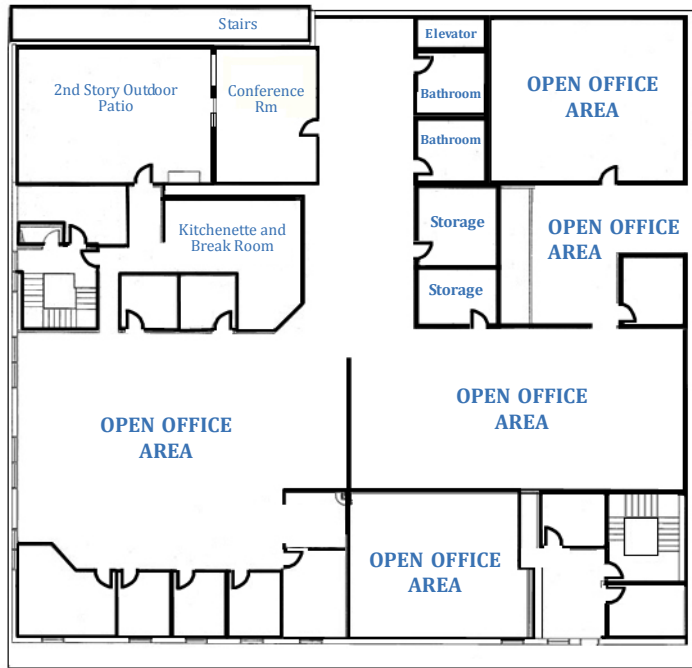
06/21/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change.

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## Second Story Floor Plan

5,400sf - 11,269sf Available Space for Lease

Well worth seeing in person...



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## PROPERTY OVERVIEW

- 5,400sf – 11,269sf of available medical / office space ◀
- Asking \$16.00 - \$18.00 psf plus NNN ◀
- Tall Cathedral ceilings and open floor plan format ◀
- Huge windows for natural light and views ◀
- Dedicated elevator for easier access ◀
- Kitchen with second floor outdoor patio ◀
- Minutes away from the Outlets of Castle Rock ◀
- 5-10 minutes away from AdventHealth hospital ◀
- Ample on-site parking ◀



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*Outlets at  
Castle Rock*

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*The Castleton Building is centrally located and well worth your time to explore possibilities. Please don't hesitate to give us a call for more information.*

**CASTLETON  
BUILDING** ★

**AdventHealth at  
Castle Rock**



Meadows Pkwy

Santa Fe Dr

Santa Fe Dr

Santa Fe Dr

Castleton Ct

Trail Boss Dr

Woodlands Blvd

Prairie Hawk Dr

Red Hawk Dr

