



Property Summary

This office space has ideal frontage on Highway 285 and Main Street – the two main thoroughfares in Park County. 351 US Hwy 285 is a perfect space for small/ large office users in Park county.

Property Highlights

- Option to lease out entire building or individual space
- Now leasing for only \$13 per square foot
- Plenty of surface parking for tenants
- Highway 285 & Main Street frontage

Property Details

COUNTY	Park
# STORIES	2
EXTERIOR BUILD	Brick
ROOF	Pitched
GBA	3,336 SF
LOT SIZE	51,529 SF
AC / HEAT AVAILABLE	Yes
ZONING	Commercial
UTILITIES	Master

1980

YEAR BUILT

3,336 SF

AVAILABLE SPACE

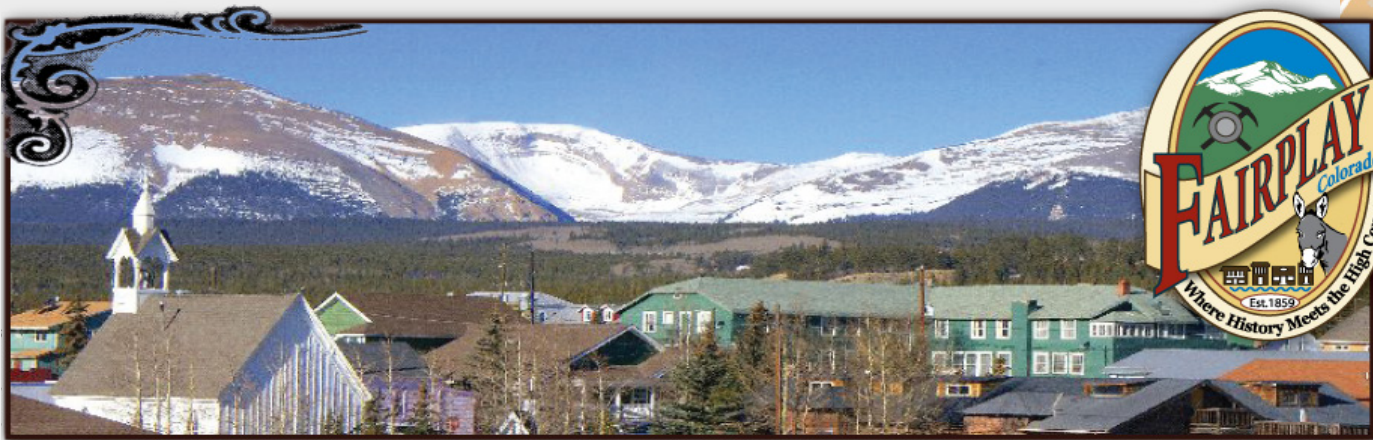
\$13.00 / SF

NNN LEASE RATE

51,529

LAND SQ FT





FAIRPLAY AT A GLANCE

THE FUNKY, FUN, CHARMING NEXT-DOOR NEIGHBOR OF BRECKENRIDGE

39.2247° N, 106.0020° W

Fairplay is known as the official Trout Fishing Capital of Colorado. Anglers, be sure to bring your fishing gear, as you'll want to throw a line in more than 50 miles of Gold Medal trout streams. By definition, these streams offer the highest quality trout habitat and greatest potential for angling success in Colorado. Hikers, mountain bikers, hunters, OHVs and more find plenty of quiet places to keep them busy as well. Tie Hack trail is a good spot just outside town that leads hikers and snowshoers along old logging roads, and Limber Grove Trail passes through a grove of ancient and twisted Bristlecone pine trees.

Fairplay and the surrounding 1,000 square miles are part of the South Park National Heritage Area. Designated by Congress, each of 49 National Heritage Areas in the U.S. tells a nationally important story through their distinctive landscapes, historic structures and recreational resources. South Park's 19th-century ranches, many old mines and other historic sites are the primary reason the area was given this designation in 2009. Learn more about Colorado's National Heritage Areas

In Fairplay itself, be sure to visit the South Park City Museum, which is listed on the National Register of Historic Places. It has a main street flanked by 40 or so historic buildings brought here from the surrounding area including a trapper's cabin, a saloon, general store, blacksmith shop and other businesses that thrived in the late 1800s. This amazing collection is only open during the summer months and is run entirely by volunteers. What's more, art galleries and open-air art venues abound in and around the town proper.

KAUFMAN HAGAN

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.



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BROKERED
SALES

\$1B+

CLOSED TO DATE

COMBINED
EXPERIENCE

100+

YEARS

TRANSACTION
VALUE

\$115M

CURRENTLY ACTIVE