AVAILABLE FOR SUBLEASE



# **34353 HIGHWAY 6** EDWARDS, CO 81632



AVAILABLE FOR SUBLEASE OR DIRECT LEASE WITH LANDLORD

ORIGINAL LEASE EXPIRES ON 8/3/2027 BASE SUBLEASE RATE OF \$50.00 SF NNNs of \$8.40 / SF

### **PROPERTY HIGHLIGHTS**

- Move-in ready
- Centrally located in the Riverwalk at Edwards shopping center
- Area is rich in restaurants, retail, condos and hotels

### **PROPERTY FEATURES**

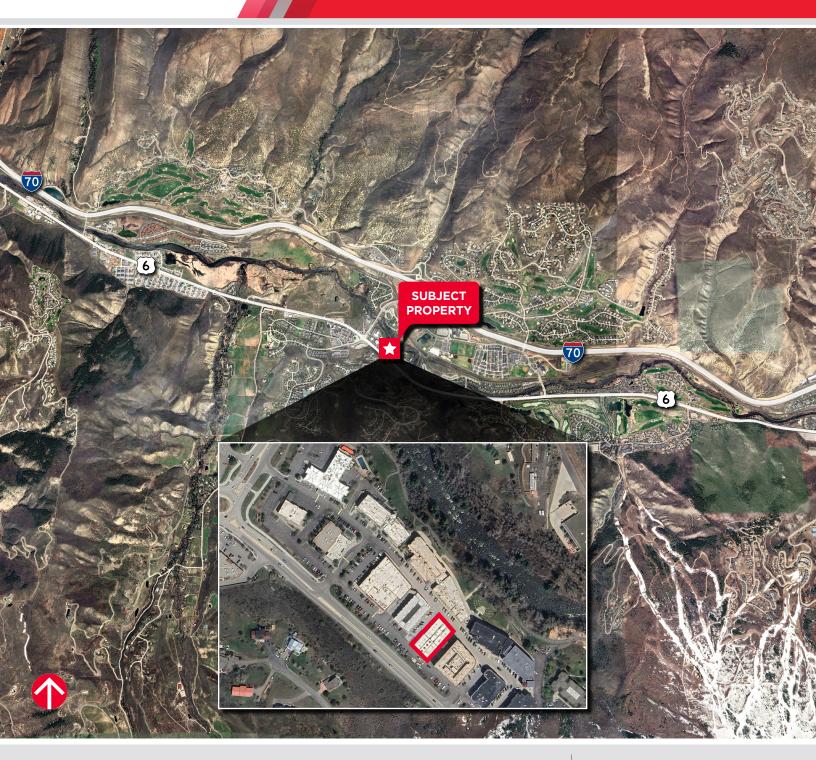
**Suite Size** Estimated - 3,815 SF

**Type** Office/Bank

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For more information, please contact:

#### **NICO DEMETRIAN**

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