



**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

34353 HIGHWAY 6

EDWARDS, CO 81632



For more information, please contact:

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