

PROFESSIONAL OFFICE SPACE AVAILABLE

MAPLEWOOD OFFICE PARK - NEAR HIGHWAY 85

FOR LEASE OR SALE

271 S. ELM AVENUE
EATON, CO 80615



FOR LEASE OR SALE

AVAILABLE:	Unit D
SIZE:	3,800± SF
LEASE RATE:	\$20.00 - \$25.00 / SF NNN*
NNN'S:	\$5.31 / SF (2025)
SALE PRICE:	\$295.00 / SF Core & Shell

**Depending on buildout requirements*

New construction, high quality, end-cap office unit located in Eaton, within the rapidly growing Northern Colorado region. Its prime location near Highway 85 and neighboring businesses offers an excellent user-mix. Space is currently in core-and-shell condition and ready to be fully customized to meet the precise requirements of a tenant or owner-occupant. It's particularly well-suited for professional services or medical office users, with strong local demand for medical and dental practices.

For more information:

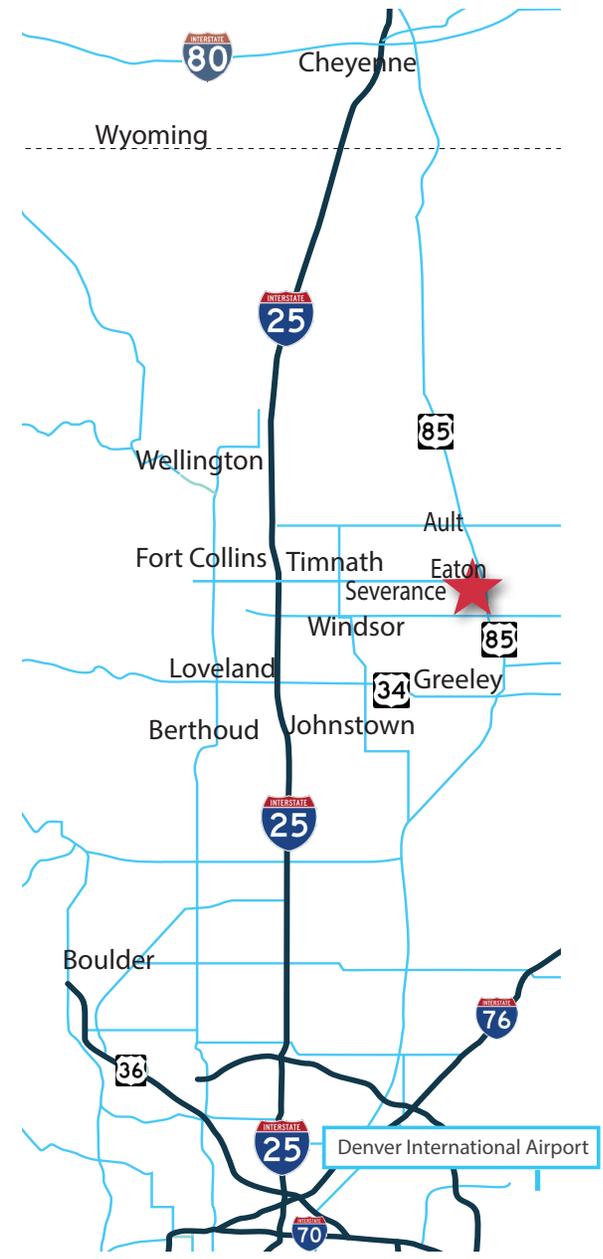
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LOCATION MAP



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BUILDING PHOTOS



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FLOOR PLAN

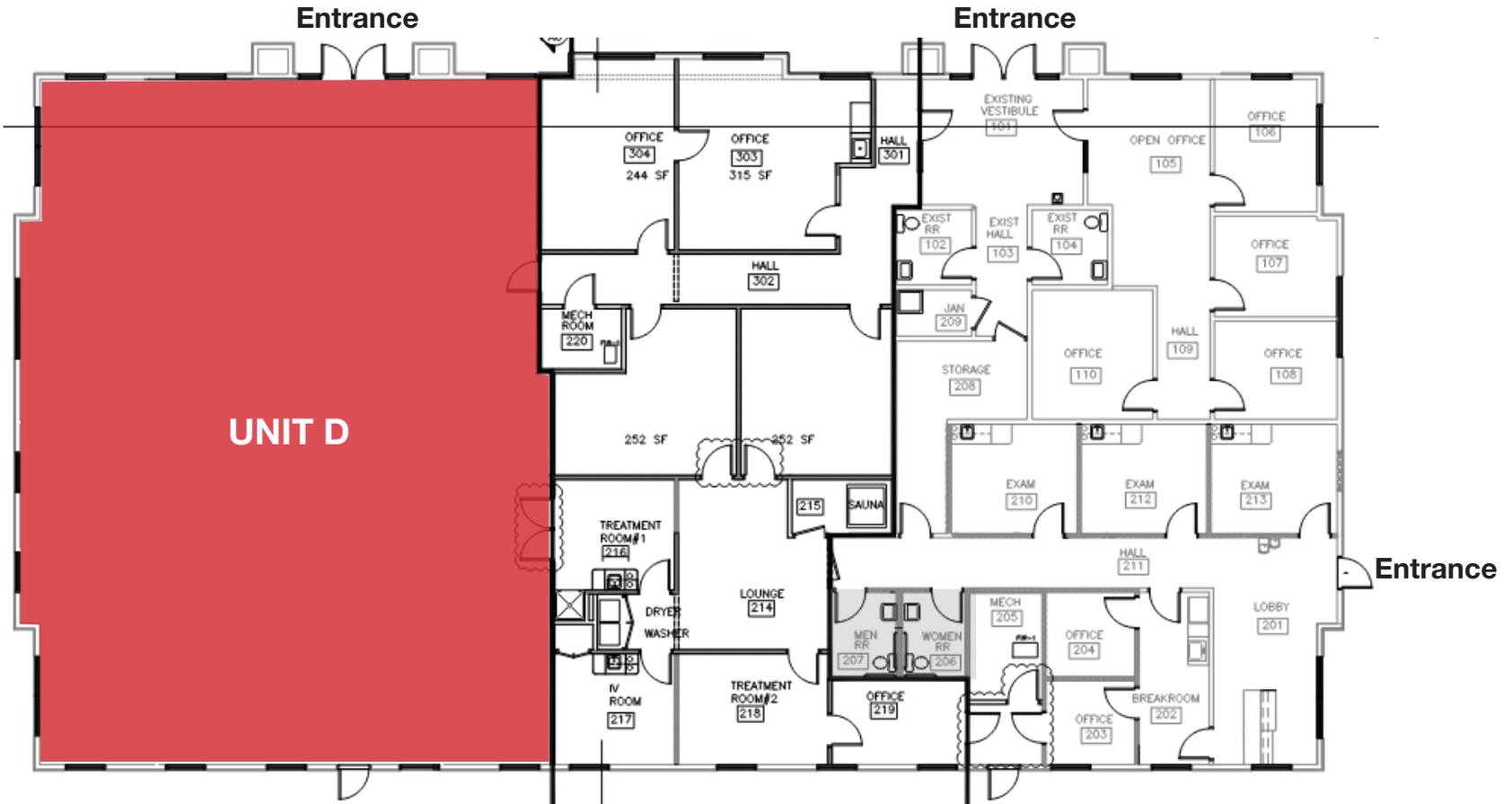
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AREA INFORMATION

	5-MILES	10-MILES	15-MILES
2025 Est. Population	12,693	164,987	247,040
2030 Projected Population	13,496	177,624	272,797
2025 Est. Avg. HH Income	\$119,296	\$98,615	\$115,626
Median Age	38.1	33.9	35.2
Daytime Employment	5,646	79,878	103,949

Source: Site To Business - January 2026

EATON, COLORADO

Eaton, Colorado, is an ideal location for professional business owners seeking a thriving community with strong growth potential. Nestled in the heart of Northern Colorado's high-growth corridor, Eaton offers a perfect blend of small-town charm and access to major regional markets. With its strategic proximity to Highway 85 and easy connections to I-25 and US-287, Eaton provides seamless transportation options for clients and employees alike.

The town boasts a supportive business environment, competitive real estate opportunities, and a welcoming community that values local enterprise. Whether you're establishing a medical practice, legal office, or other professional services, Eaton's expanding population and vibrant economy create a solid foundation for long-term success. Additionally, affordable commercial spaces and a collaborative local government make it easier than ever to grow your business here.

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WELD COUNTY

GROWTH

Weld County has projected growth of 31.9% between the years of 2015 and 2025. The 31.9% represents an additional 91,157 people moving into the County over the last 10 years.

PRO BUSINESS

Weld County and Colorado both have a pro-growth and pro-business attitude. There are a range of economic incentives, resources, and loan programs that aim to assist new and existing businesses. Weld County is the only county in Colorado that is debt free.

INCORPORATED TOWNS

Weld County is home to 31 incorporated towns. Many of these towns are the fastest growing in Colorado.

Source: Upstate Colorado

**STATE DEMOGRAPHER'S OFFICE
PREDICTS THE COUNTY'S POPULATION
WILL REACH MORE THAN 600,000
RESIDENTS BY THE YEAR 2050.**