

# 755

S. Perry Street  
Castle Rock, CO 80109



## For Lease

755 S. Perry St is a boutique medical office building located just south of Downtown Castle Rock near I-25 and Plum Creek Pkwy. The building features exterior signage, common area conference room, and ample parking.

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## Property Highlights

- Building updates in progress
- Easy access to Downtown Castle Rock and I-25
- Building signage available
- Safeway and retail amenities surround the property
- Ample parking (5 per 1,000 SF)
- New roof and HVAC

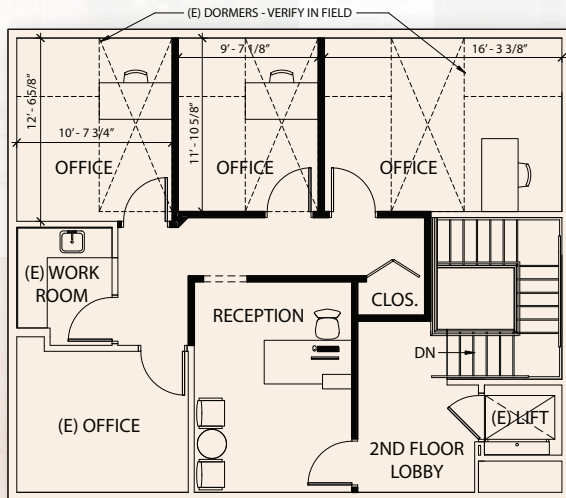
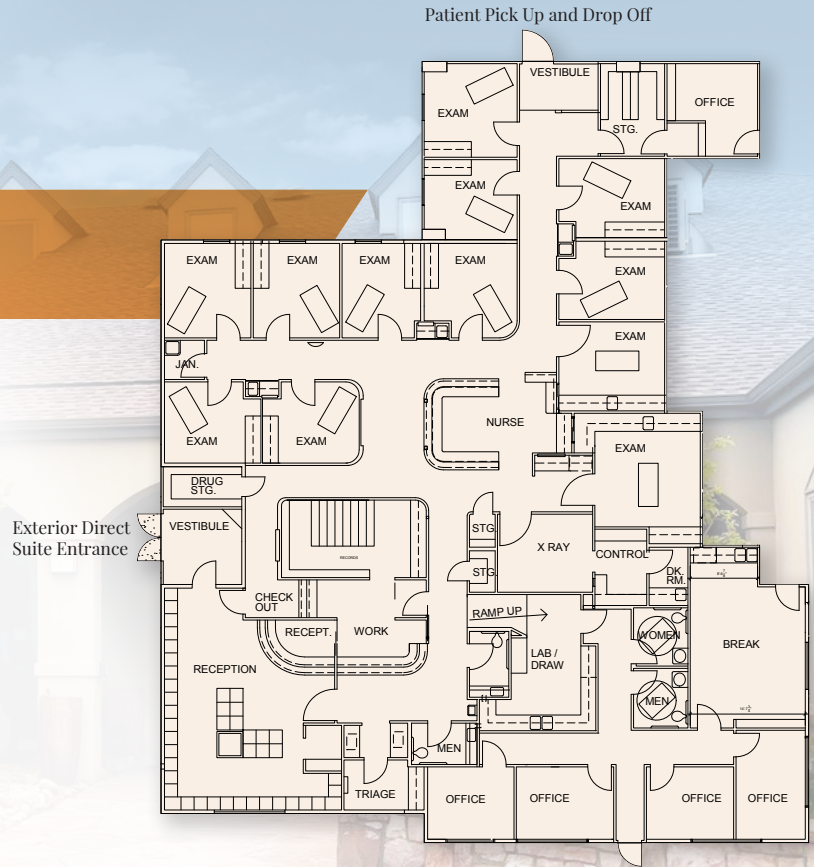


Full drive around building with patient drop off/pickup area

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## Suite 100 - 6,801 SF

- Private exterior suite entrance
- Large, open reception
- 12 exam rooms
- 5 private offices



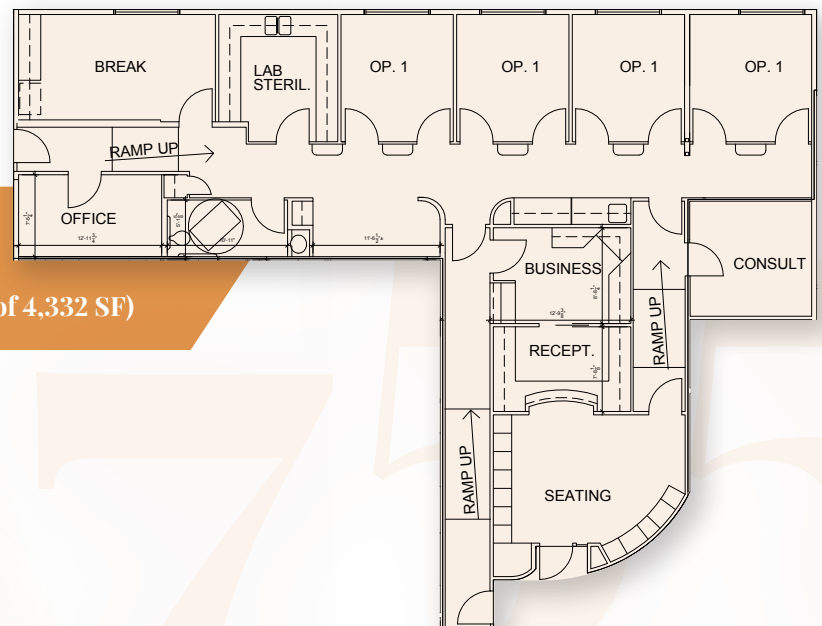
## Suite 250 - 1,844 SF

## Suite 300 - 2,732 SF

(Adjacent 1,600 SF can be made available for total of 4,332 SF)

### Prior Oral Surgery Center

- Four dental operatories
- Spacious waiting area and reception
- Monument signage available
- Large breakroom
- Private restroom
- Access to shared conference room



# Demographics

	1 Mile	3 Mile	5 Mile
2023 Population	5,762	44,374	80,601
2028 population projection	6,114	48,240	87,163
Avg. household income	\$91,279	\$127,748	\$138,514



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