

# PROFESSIONAL OFFICE SPACE AVAILABLE

## MAPLEWOOD OFFICE PARK - NEAR HIGHWAY 85



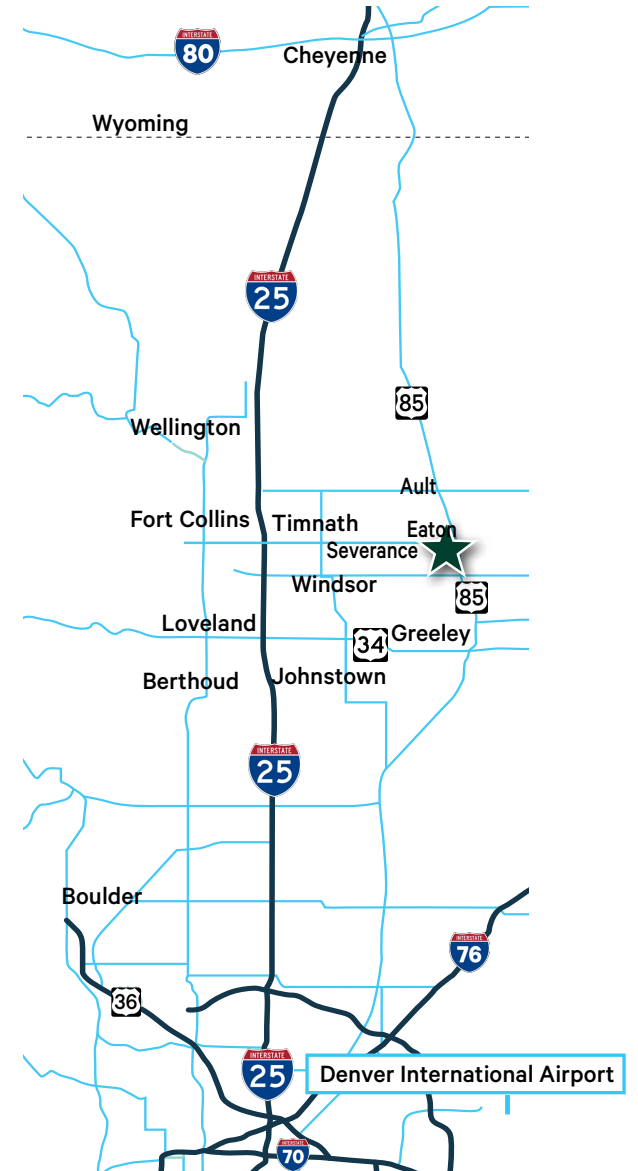
### For Lease or Sale

- + **Available:** Unit D
- + **Size:** 3,800± SF
- + **Lease Rate:** \$23.00 - \$25.00 / SF NNN\*
- + **NNN'S:** \$8.00 / SF (2026)
- + **Sale Price:** \$525.00 / SF

\*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 with spec office construction to begin in August 2026. It's particularly well-suited for professional services or medical office users, with strong local demand for medical and dental practices.

## Aerial Map



## Building Photos



**Maplewood Office Park**  
271 S. Elm Avenue | Eaton, CO 80615

For Lease or Sale

3d rendering of the office space  
buildout



# Maplewood Office Park

271 S. Elm Avenue | Eaton, CO 80615

# For Lease or Sale

## Unit D - For Lease or Sale

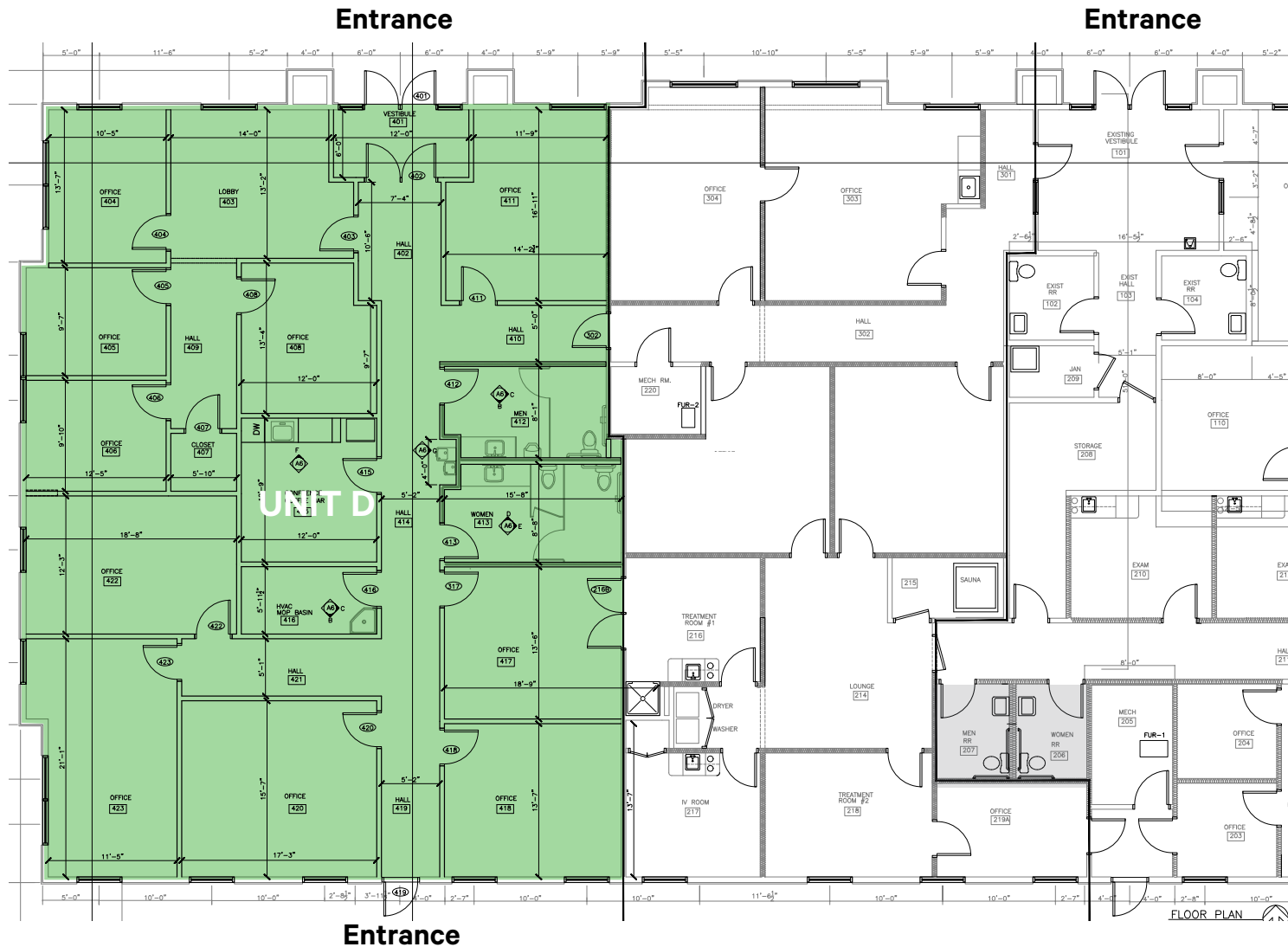
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Unit D build-out with spec offices shown below scheduled to start August 2026 and estimated completion in October



## 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.

## Contact Us

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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.