



Property Description

Discover the perfect space for your business at 31955 Castle Ct, Evergreen, CO. This exceptional property offers a modern and professional environment, ideal for office tenants seeking a sleek and well-appointed space. With ample natural light, spacious floor plans, and state-of-the-art amenities, the property provides a comfortable and productive workplace. Tenants will appreciate the convenience of ample parking, easy access to major roadways, and nearby dining and retail options. Whether you're a startup, established firm, or expanding company, this property offers the versatility to accommodate your business needs. Elevate your professional image and productivity in this impressive commercial space in Evergreen.

Property Highlights

- Modern and professional environment
- Ample natural light
- Spacious floor plans
- State-of-the-art amenities
- Comfortable and productive workplace
- Ample parking
- Easy access to major roadways
- Nearby dining and retail options
- Versatility to accommodate diverse business needs
- Above-average build quality in a Class B building
- Located in a high-income, professional demographic area
- Well-maintained common areas

Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY** | COLORADO
HOMESERVICES REAL ESTATE

 **COMMERCIAL ADVISORS™**



Location Description

Evergreen, Colorado, is a vibrant mountain town located just 30 minutes west of Denver, offering a unique blend of natural beauty, affluent demographics, and economic vitality. Known for its scenic views, recreational amenities, and high quality of life, Evergreen attracts both residents and visitors year-round. With a median household income well above the national average and a strong concentration of professionals, the area supports a robust service and retail economy that thrives on both local and tourist activity.

The commercial landscape in Evergreen is defined by a healthy mix of office, retail, and medical users, with Class B spaces seeing consistent demand due to the town's limited inventory and high barriers to new development. Businesses benefit from steady foot traffic, particularly along key corridors like Evergreen Parkway and Castle Court, and from a highly educated local population. With many professionals working remotely or operating small enterprises, there's growing demand for flexible, well-located office and mixed-use spaces that offer convenience without sacrificing mountain charm.

Evergreen's economy is bolstered by its strategic location within Jefferson County, strong real estate fundamentals, and commitment to maintaining community character through planned development. Commercial tenants are drawn to the town's balanced lifestyle, which merges access to major metropolitan resources with a serene, small-town atmosphere. For landlords and investors, this translates into stable occupancy, premium lease rates relative to surrounding foothill communities, and long-term upside supported by constrained supply and sustained demand.

Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY** | COLORADO
HOMESERVICES REAL ESTATE

 **COMMERCIAL ADVISORS™**

31955 Castle Ct

Evergreen, CO 80439

FOR LEASE

Lease Spaces

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	140 - 2,200 SF	Lease Rate:	\$600.00 - \$4,033.33 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Unit 1	Available	2,200 SF	Modified Gross	\$22.00 SF/yr	Amazing ground floor space with 7 private offices, conference room and break room.
■ Unit 2	Available	2,200 SF	Modified Gross	\$22.00 SF/yr	Second floor space previously a medical clinic. 8 offices and break room. Perfect for office or medical. Great views with balconies.
■ Suite 3 N	Available	140 SF	Modified Gross	\$600 per month	Compact, budget-friendly private office ideal as a "home base" for a mountain professional who doesn't need a large footprint. This suite works perfectly for remote workers, therapists, and consultants looking for a quiet, professional setting with shared common areas and all the benefits of a well-maintained Class A building in Evergreen, including proximity to services and convenient commuter access.
■ Suite 3 SL	Available	402 SF	Modified Gross	\$1,100 per month	Third-floor office with a generous window line looking out over the pines and Bergen Park, creating a true "Evergreen" work setting. The 402 SF layout gives you enough room for 2-3 workstations plus a small seating or therapy area, with your door just steps from the elevator and shared restrooms. This suite is a strong option for a small professional team or counseling practice that wants a quiet, top-floor space, on-site parking at the door, and quick access to Bergen Parkway and I-70.
■ Suite 3 SS	Available	287 SF	Modified Gross	\$850 per month	Efficient third-floor suite ideal for a solo professional or smaller team. This space offers a comfortable open work area with access to well-maintained common areas, restrooms, and shared parking, all within a modern alpine-style office building in Evergreen's high-income Bergen Park corridor. Perfect for attorneys, consultants, creatives, or remote executives seeking a professional foothold in the mountains.

Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOME SERVICES | **COLORADO
REAL ESTATE**

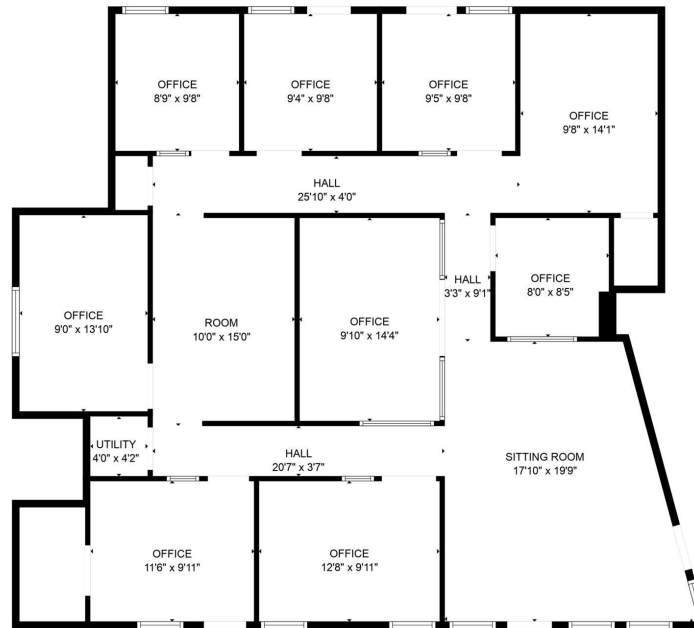


31955 Castle Ct

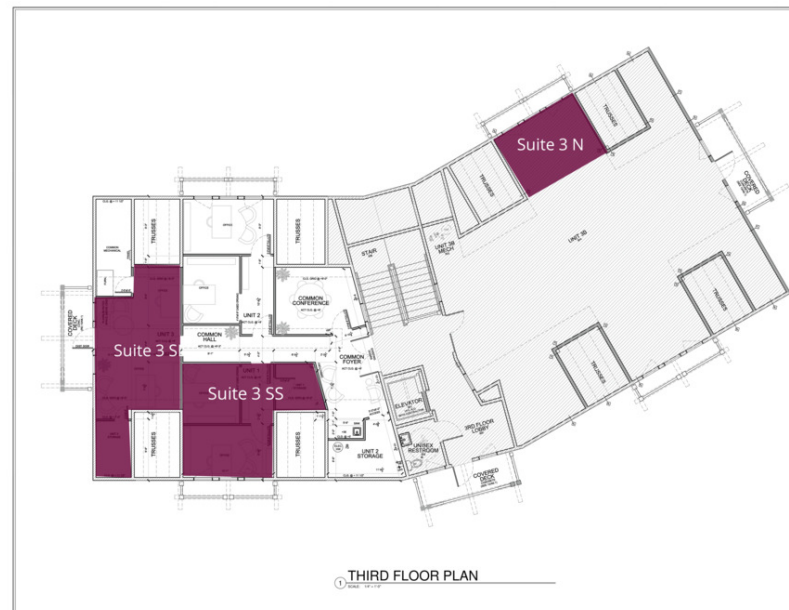
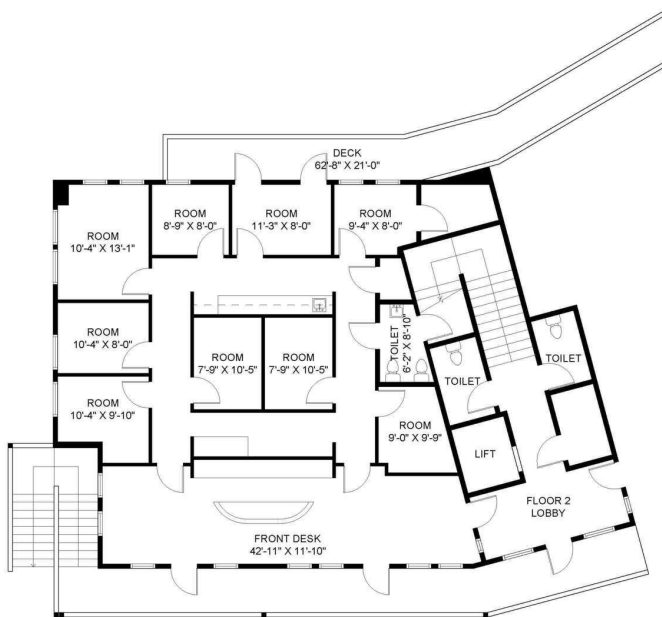
Evergreen, CO 80439

FOR LEASE

Floor Plans



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

Berkshire Hathaway HomeServices
Colorado Real Estate
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES

COLORADO
REAL ESTATE

 **COMMERCIAL ADVISORS™**

31955 Castle Ct

Evergreen, CO 80439

FOR LEASE

Additional Photos



Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY** | COLORADO
HOMESERVICES REAL ESTATE



31955 Castle Ct

Evergreen, CO 80439

FOR LEASE

Additional Photos



Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY** | COLORADO
HOMESERVICES REAL ESTATE

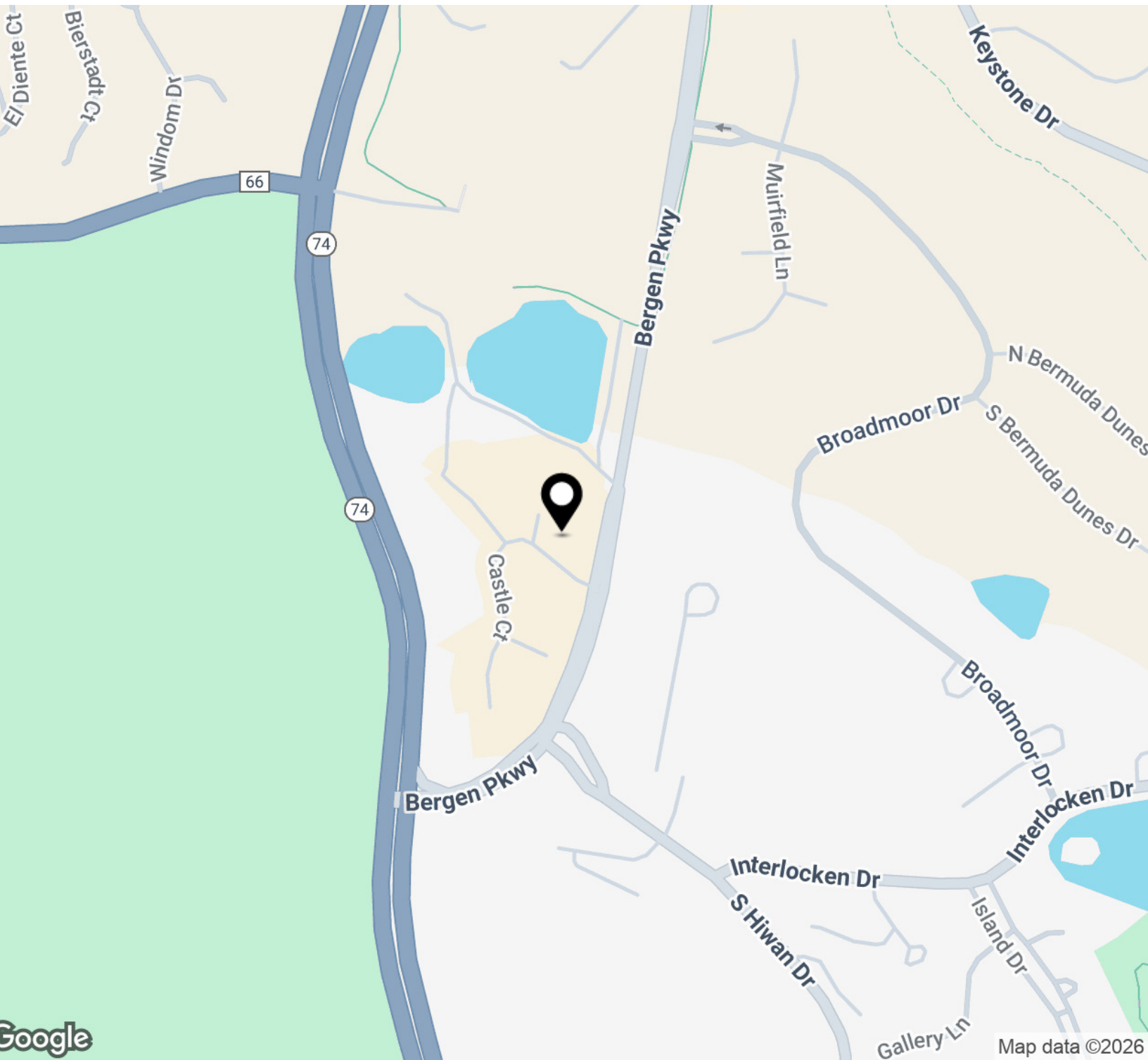


31955 Castle Ct

Evergreen, CO 80439

FOR LEASE

Location Map



Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**COLORADO
REAL ESTATE**

 **COMMERCIAL ADVISORS™**

31955 Castle Ct

Evergreen, CO 80439

FOR LEASE

Retailer Map



Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**COLORADO
REAL ESTATE**

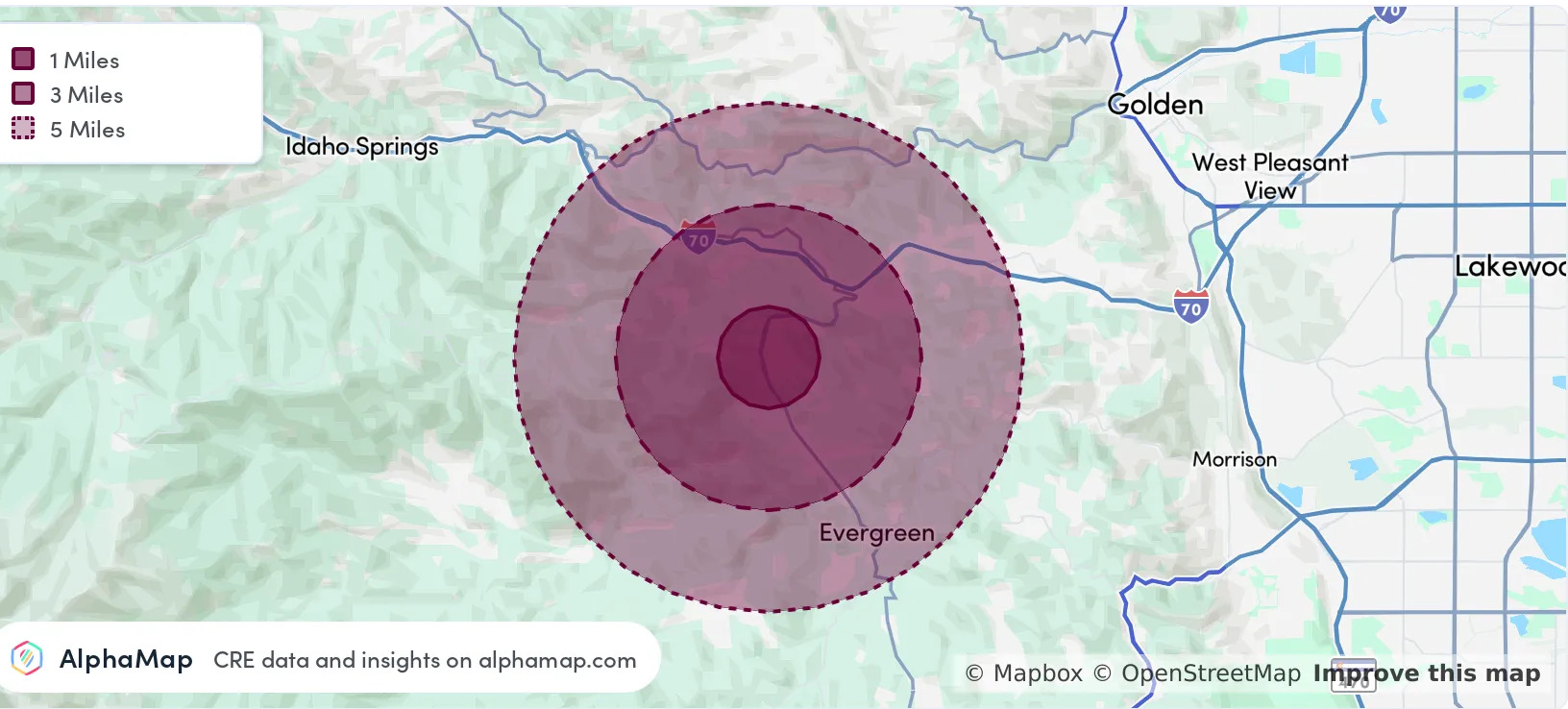
 **COMMERCIAL ADVISORS™**

31955 Castle Ct

Evergreen, CO 80439

FOR LEASE

Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	2,121	9,336	19,887
Average Age	46	46	47
Average Age (Male)	45	45	46
Average Age (Female)	47	47	47

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	806	3,658	8,103
Persons per HH	2.6	2.6	2.5
Average HH Income	\$223,621	\$215,467	\$209,395
Average House Value	\$1,240,124	\$1,153,790	\$1,069,581
Per Capita Income	\$86,008	\$82,871	\$83,758

Map and demographics data derived from AlphaMap

Brenton Hanes
Senior Commercial Advisor
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **COLORADO
REAL ESTATE**

 **COMMERCIAL ADVISORS™**

31955 Castle Ct

Evergreen, CO 80439

FOR LEASE

Meet The Team



Brenton Hanes

Senior Commercial Advsiior

Cell: 720.201.5402

brentonhanes@me.com

CO #FA100082361



Angela Konigsbauer

Cell: 303.378.1113

colifestylebyangela@gmail.com

CO #FA100056782

Brenton Hanes
Senior Commercial Advsiior
720 201 5402
brentonhanes@me.com

Angela Konigsbauer
Broker
303 378 1113
colifestylebyangela@gmail.com

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY** | COLORADO
HOMESERVICES REAL ESTATE

