

MAPLEWOOD OFFICE PARK

NEW OFFICE CONDOS AVAILABLE FOR SALE OR LEASE

MAPLEWOOD OFFICE PARK

271 S Elm Ave. Eaton, CO 80615

PRESENTED BY:

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PROPERTY SUMMARY



NEW OFFICE CONSTRUCTION

This new office building is to be built in Eaton, a part of the high growth region of Northern Colorado. This property's immediate proximity to HWY 85 and other businesses allows for maximum exposure and future growth. It consist of single room office condos for lease and up to 4,000 SF available For Sale or Lease. These spaces are ideal for professional/medical offices.

AVAILABLE FOR LEASE OR SALE

- High demand in the area for medical/dental practices
- Design the space - build to suite available
- Flexible sizes and layouts
- Owner/investor opportunity to purchase and lease additional units
- Fully landscaped with large common parking lot

SPACES	LEASE RATE	SALE PRICE	SPACE SIZE
UNIT 3C	\$800 per month	-	300 SF
UNIT 3D	\$800 per month	-	300 SF
UNIT D	\$20.00 - 25.00 SF/yr	\$235 PSF	2,200 - 4,000 SF

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FLOOR PLAN



UNIT C & D: LEASE OR SALE

- Lease \$20-\$25 depending on buildout requirements
- Sale pricing @ \$235 PSF core and shell and DOES NOT include construction of common elements

UNITS 3C & 3D FOR LEASE

- Single room, executive offices
- 300 RSF for \$800 per month
- Common area entrance and restrooms

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RETAILER MAP



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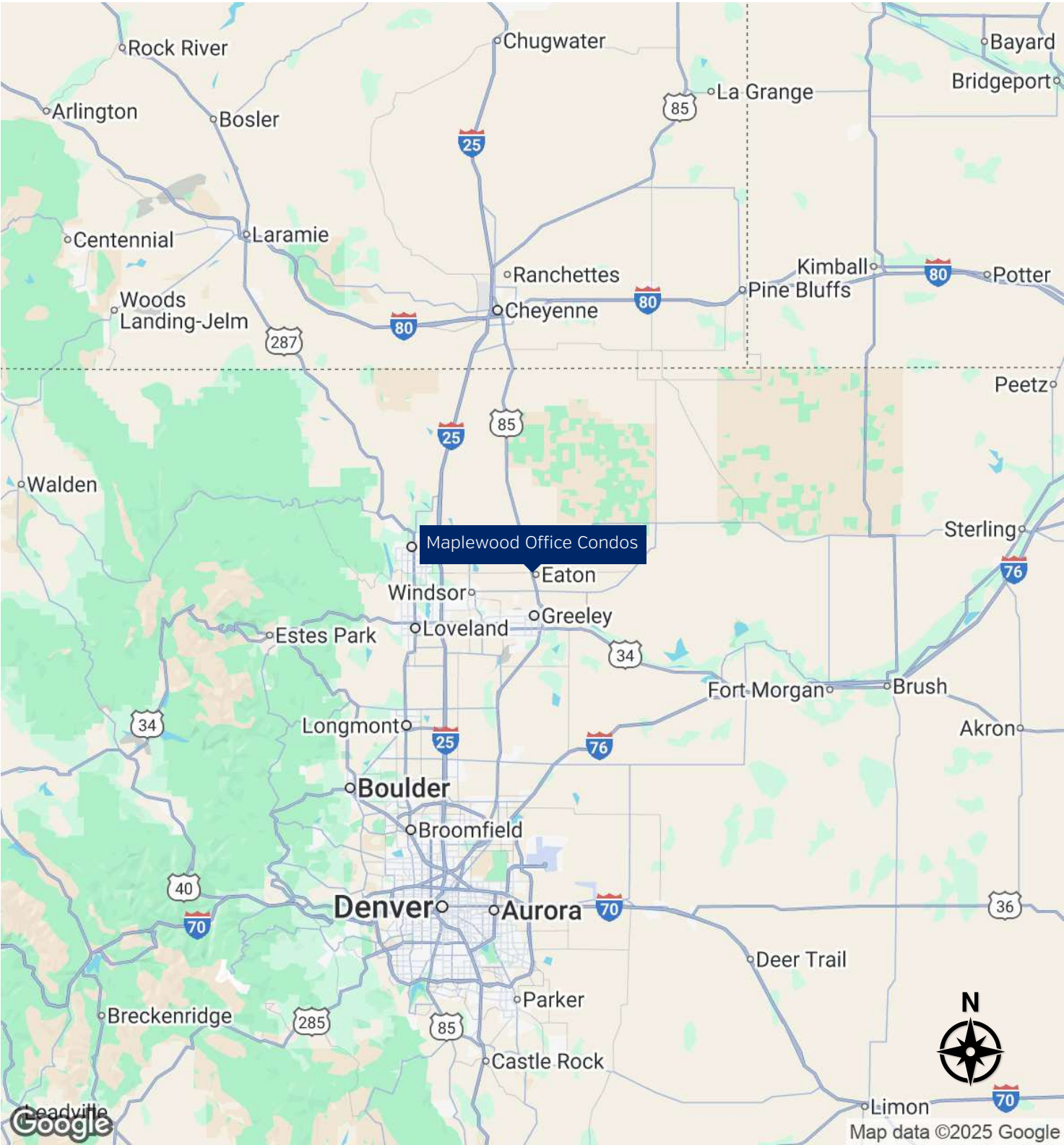
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LOCATION MAP



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