

OFFICE/MEDICAL  
FOR LEASE

Prominent Building  
Signage!



**HAVEN BUSINESS PARK**  
**734 Wilcox Street**  
**Castle Rock, CO 80104**

**HIGHLIGHTS**

**2,559 Square Feet**

**Office/Medical Space**

- This attractive, modern and busy building has a fantastic location on Wilcox Street at the north end of Town.
- Join popular Crowfoot Coffee, American Family Insurance, Envision Clinic, Kat Pro Studio and the new Michoacán Ice Cream Shop.
- Easy on street parking and a private parking lot too.
- Quick access to I-25
- Blocks from **The View**, a new, \$70M, 201,000-square-foot, mixed use development with public parking structure.

**\$22.00 Per  
Square Foot NNN**

**Rent**      \$4,691.50/month  
**CAM**      \$2,940.72/month  
**Total**     \$7,632.22/month

**Available 3/1/25**

**PROPERTY STATISTICS**

BUILDING		SITE	
<b>SIZE</b>	8,969 SF	<b>SITE SIZE</b>	.48 Acres
<b>YOC</b>	2007	<b>PARKING</b>	Surface
<b>MATERIALS</b>	Brick Veneer	<b>ZONING</b>	Commercial
<b>CAM (2024)</b>	\$13.79	<b>TAXES (2024)</b>	\$45,772

**FOR MORE INFORMATION, PLEASE CALL:**

**John V. Propp, CCIM — 303-692-1816**  
**6565 S. Dayton St., Suite 3000**  
**Greenwood Village, CO 80111**

learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)



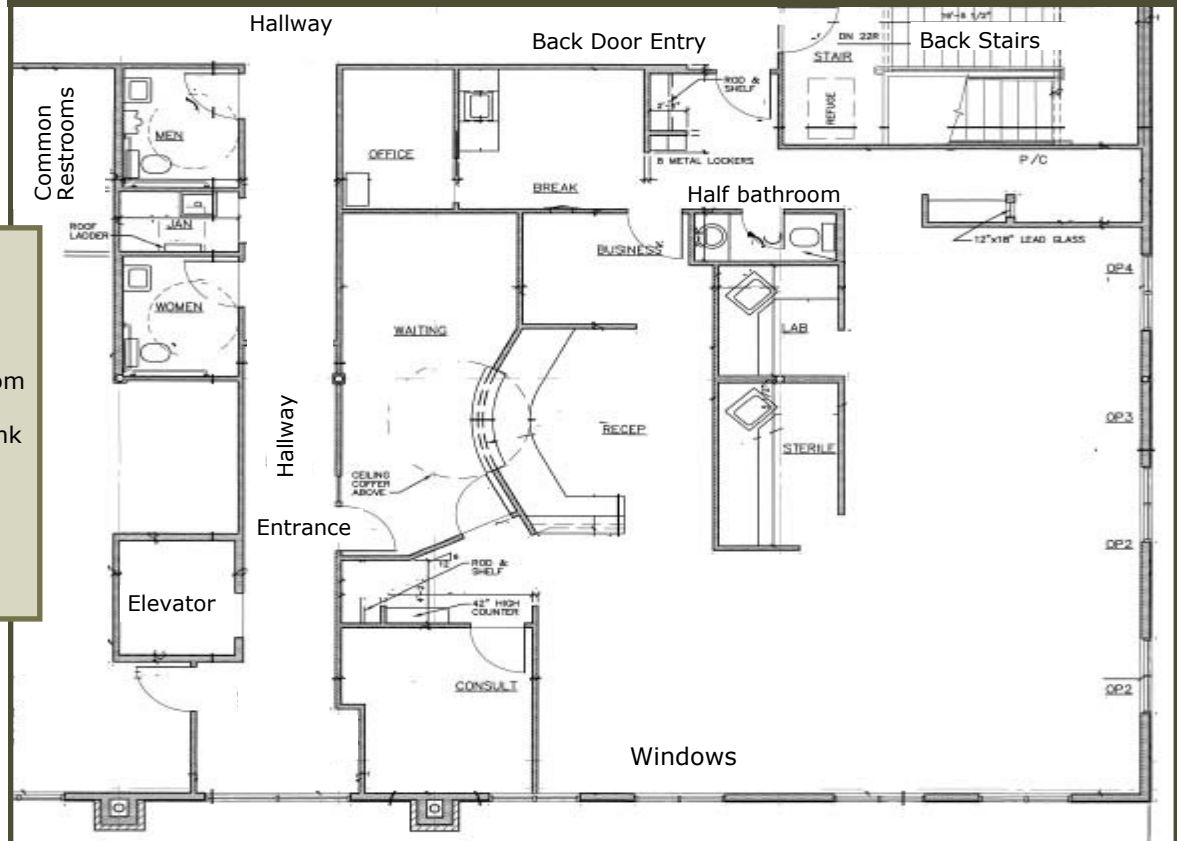


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**Suite 200 - 2,559 square feet (approximately) (as built floorplan)**

- Suite Amenities**
- ⇒ Entrance off elevator
  - ⇒ In suite restroom
  - ⇒ Kitchen with sink
  - ⇒ West facing windows
  - ⇒ Rear exit to stairwell



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

