

OFFICE SPACE FOR LEASE

165

CAPRICE COURT

CASTLE ROCK - CO

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Property Overview

PROPERTY ADDRESS	165 Caprice Court, Unit A, Castle Rock, CO, USA
PROPERTY TYPE	Office
ZONING	B-2/WOZ
TOTAL SF	2,831 SF
NUMBER OF FLOORS	2
LEASE RATE	\$28.00/SF/YR NNN
NNN EXPENSE RATE	\$6.73/SF/YR (2025 Estimated)
YEAR BUILT	2014
PARKING RATIO	1.92/1,000 SF
DATE AVAILABLE	January 1, 2026



PROPERTY HIGHLIGHTS

- Beautiful, High-End Finishes Throughout
- Multiple Private Offices, Open Space, Conference Room, and Kitchenette
- Easy Access to I-25 and Downtown Castle Rock
- Building Signage Available



Property Photos



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	7,440	63,402	101,910
2025 Estimate	6,893	57,254	91,472
Growth 2025-2030	7.9%	10.7%	11.4%
Average Age	40	38	38
Average Household Income	\$135,800	\$162,700	\$179,500

Location Overview



83,953
VEHICLES
PER DAY



INTERSTATE
25

LOCATION OVERVIEW

Location Overview



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