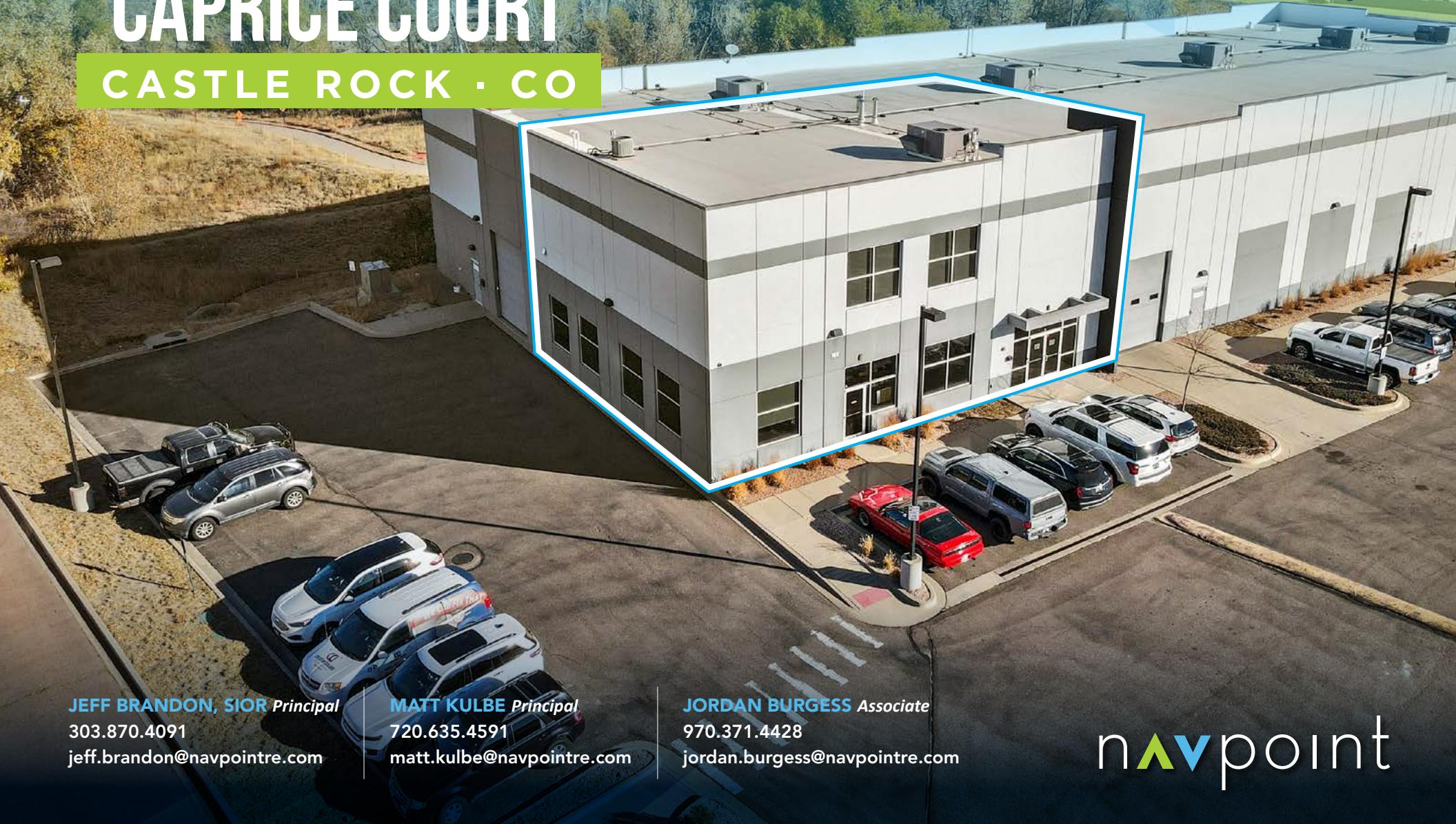


OFFICE SPACE FOR LEASE

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

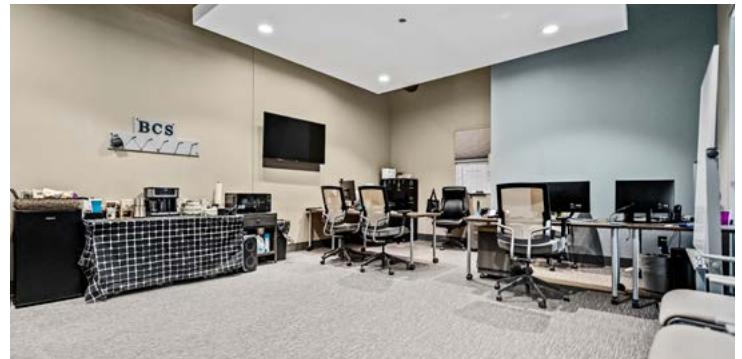


PROPERTY HIGHLIGHTS

- 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



LOCATION OVERVIEW



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