

FOR LEASE

37 W. 4th Street | Unit E-125
Silverthorne, CO 80498



NEW CONSTRUCTION IN SUMMIT COUNTY

- Space Available: 590 SF
- Lease Rate: \$36 PSF + NNN
- Term: 5+ Years
- Parking: Free Public Garages and Street
- Available: Immediately
- “Shell” Condition
- T.I. Allowance Available
- Adjacent to Hotel Indigo (115 Rooms), Bluebird Market, and The Playgarten
- 129 Residential Condos within Walking Distance
- 5 of Colorado’s Best Ski Mountains within 30 Minutes

STRONG LOCAL AND VISITOR TRAFFIC



CONTACT INFORMATION

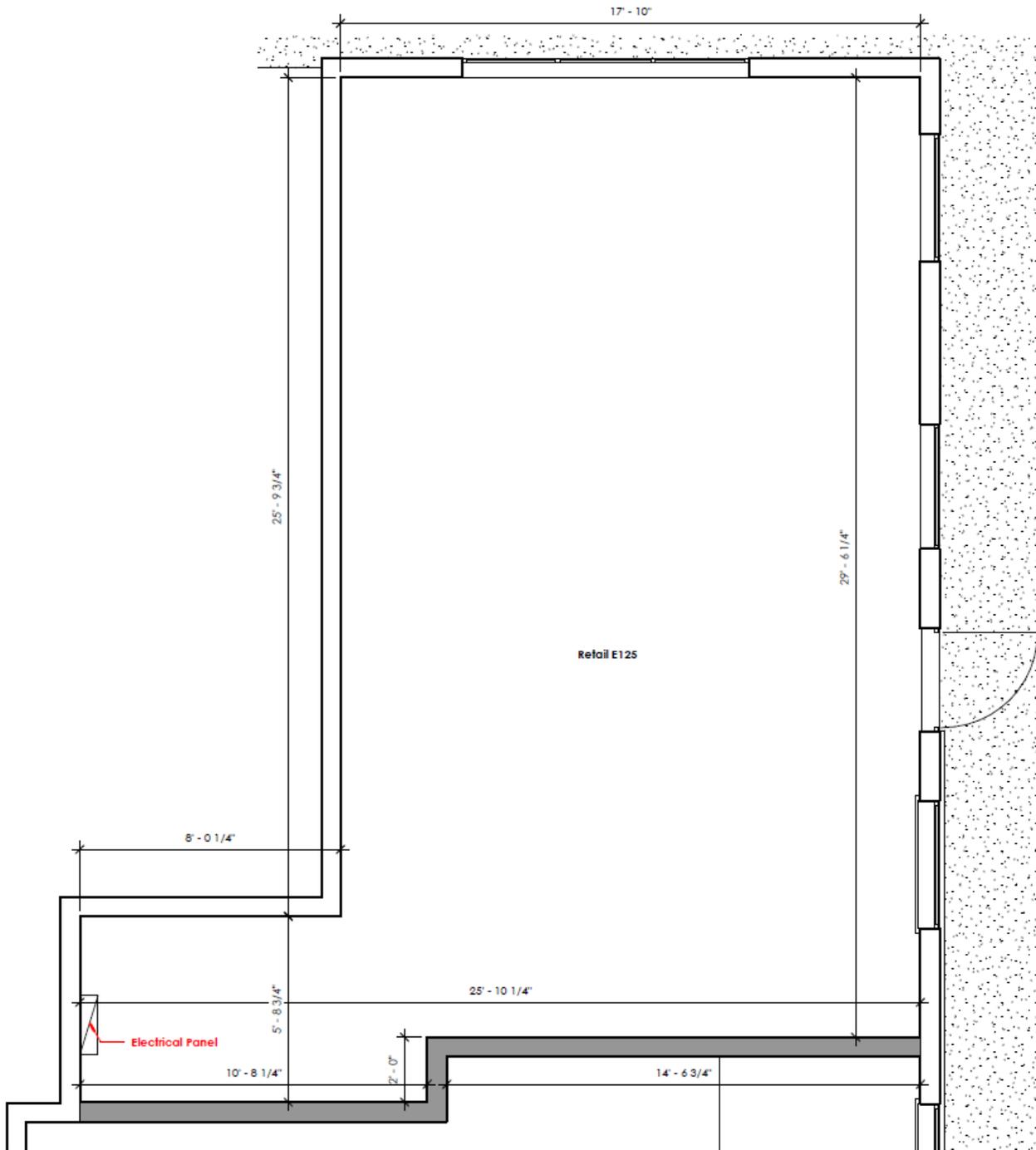
Colin Clancy
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CLANCY COMMERCIAL REAL ESTATE

FLOOR PLAN

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1 Existing Floor Plan
3/8" = 1'-0"

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MARKET OVERVIEW

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DEMOGRAPHICS

2025 RESIDENTIAL POPULATION | 2 MILE 8,449 | 5 MILE 18,213 | 7 MILE 23,944

2025 AVERAGE HH INCOME | 2 MILE \$103,560 | 5 MILE \$120,249 | 7 MILE \$120,739

2025 DAYTIME EMPLOYEES | 2 MILE 6,326 | 5 MILE 13,429 | 7 MILE 16,186

*Per CoStar

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