

FOR LEASE

The Courtyard at Castle Rock

333 Perry Street, Castle Rock, Colorado, 80104



County:	Douglas
Building Size:	52,965 SF
Site Size:	.961 Acres
Year Built:	2003

Office Space Available:	5,888 SF
Minimum Divisible:	2,133 SF
Maximum Contiguous:	3,995 SF
Est. Office Lease Rate:	\$18.50-\$20.00/SF
Est. NNN:	\$14.50/SF

Retail Space Available:	2,144
Minimum Divisible:	2,144
Maximum Contiguous:	2,144
Retail Lease Rate:	\$29.00/SF
Est. NNN:	\$13.50/SF

Amenities and Interior Upgrades:

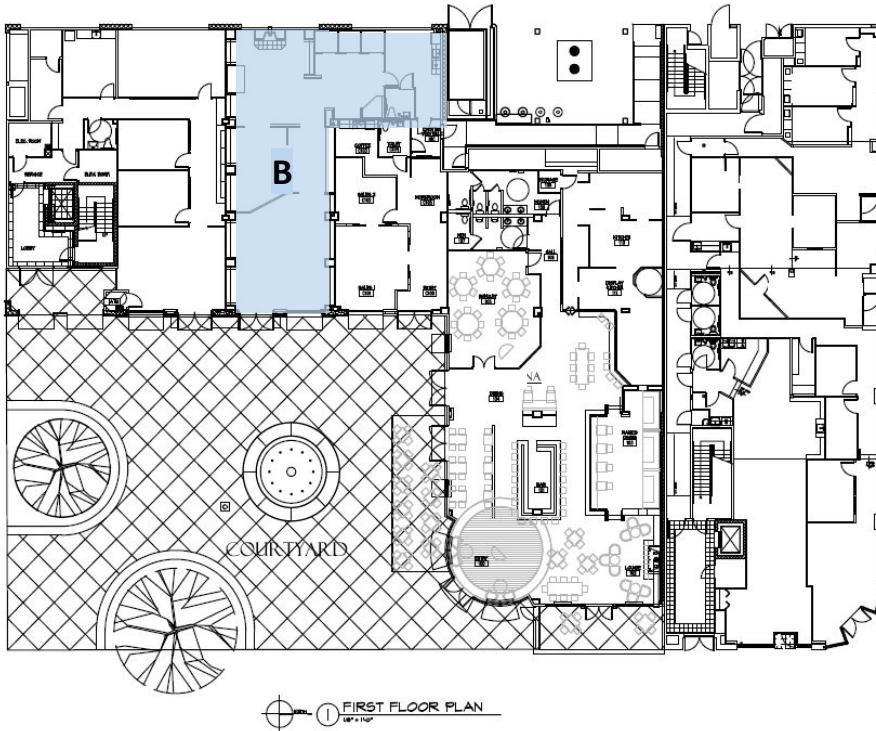
- Central location in downtown Castle Rock
- Anchored by Courtyard Social restaurant.
- New common area paint and carpets
- New lobby remodels (2020)
- Common area lighting upgrades
- Common area conference rooms and kitchens
- Onsite and off-site parking available
- Street level retail with office on the 2nd and 3rd floors
- Single offices with a shared reception area available



First Western
Realty and Management

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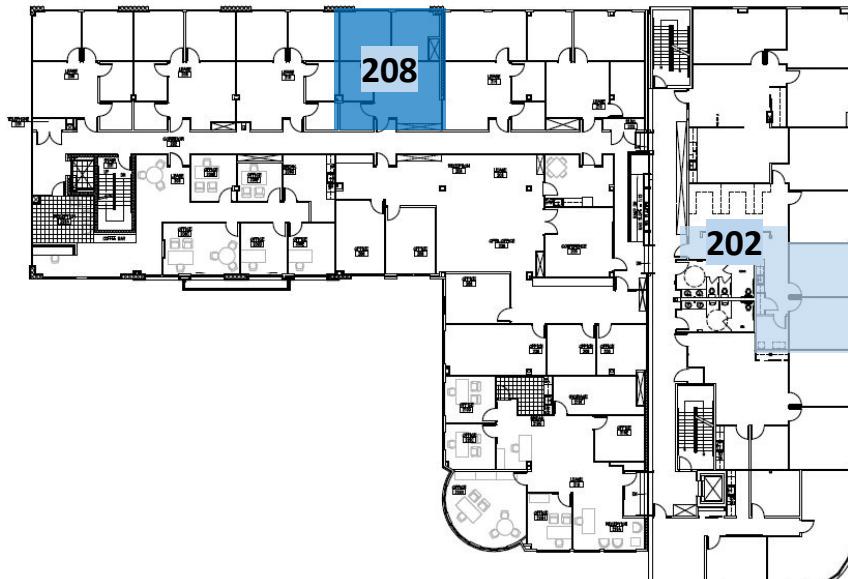
FLOOR PLAN - 333 & 399 Perry St.



First Floor Retail

Suite B – 2,144 SF \$29.00/SF NNN

FLOOR PLAN - 333 & 399 Perry St.

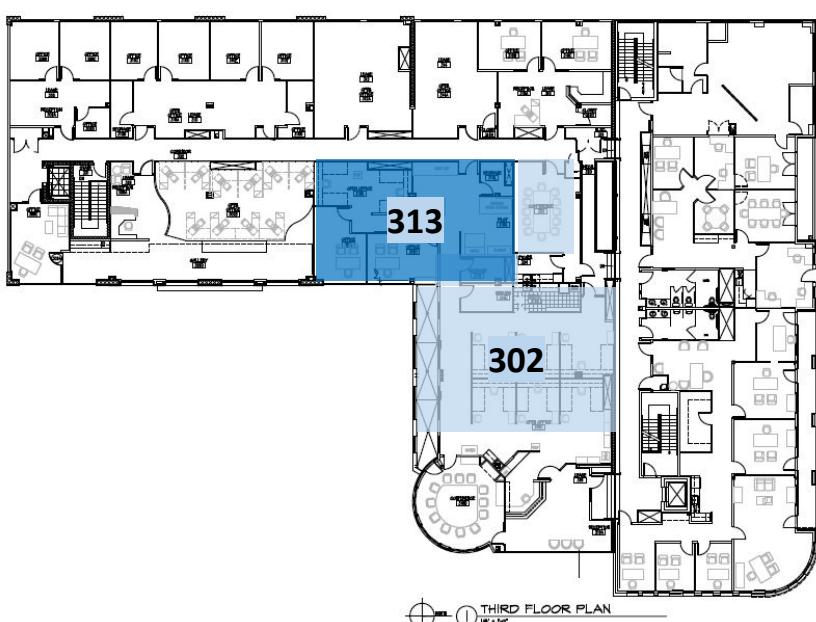


Second Floor Office

Suite 202 -1,059 SF - \$18.50/SF NNN

Suite 208 -834 SF - \$18.50/SF NNN

FLOOR PLAN - 333 & 399 Perry St.



Third Floor Office

Suite 302 -2,545 SF - \$20.00/SF NNN

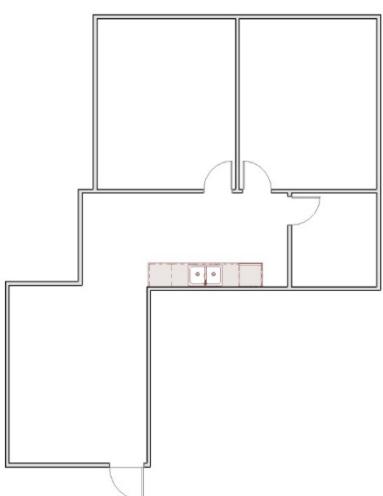
(Divisible down to 2,133 SF

Suite 313 -1,450 SF - \$19.00/SF NNN

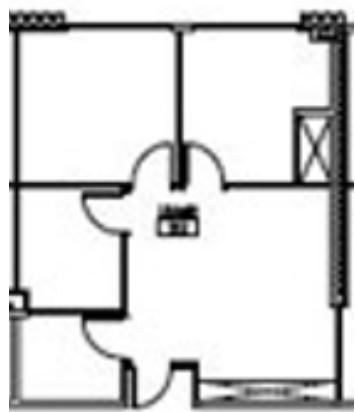
Sketch only, Tenant to verify layout

Suites

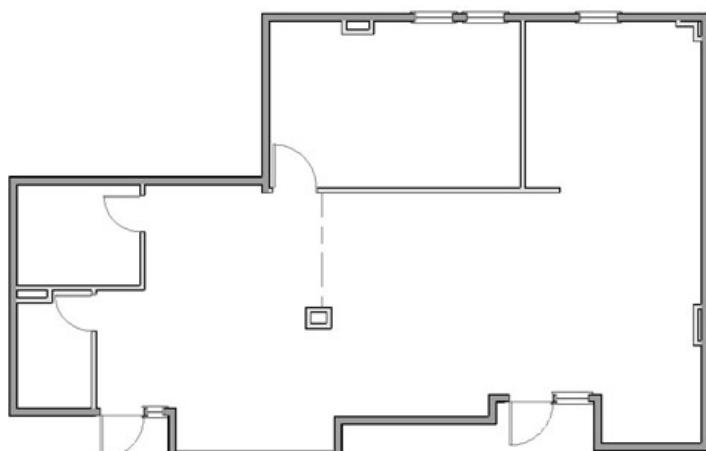
Office #202
1,059 RSF



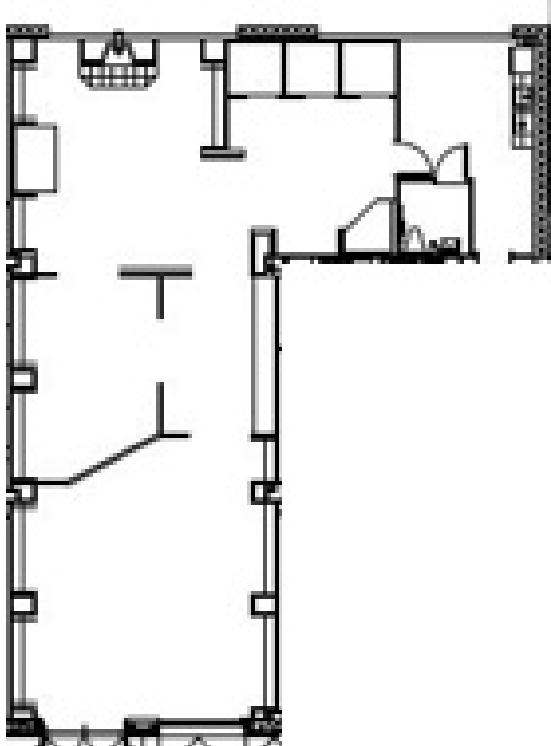
Office #208
834 RSF



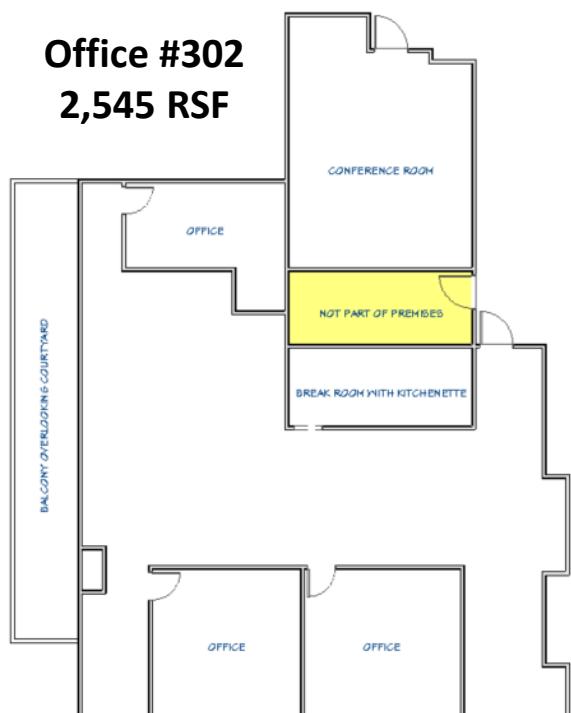
Office #313
1,450 RSF



Retail #B
2,144 RSF



Office #302
2,545 RSF



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