

# MAPLEWOOD OFFICE PARK

## NEW OFFICE CONDOS AVAILABLE FOR SALE OR LEASE

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### MAPLEWOOD OFFICE PARK

271 S Elm Ave. Eaton, CO 80615

#### PRESENTED BY:

##### COBEY WESS

O: 970.691.1140

CO #100024581

cobey.wess@svn.com



## PROPERTY SUMMARY



<b>SALE PRICE PSF/YR</b>	<b>\$235-\$275</b>
<b>LEASE RATE PSF/YR</b>	<b>\$18-\$25</b>
<b>NNN = \$7</b>	

### NEW OFFICE CONSTRUCTION

This new office building is to be built in Eaton, a part of the high growth region of Northern Colorado. This property's immediate proximity to HWY 85 and other businesses allows for maximum exposure and future growth. It will consist of office condos as small as 1,300 SF up to a combinable 6,600 SF. These spaces are ideal for professional/medical offices.

### OFFERING SUMMARY

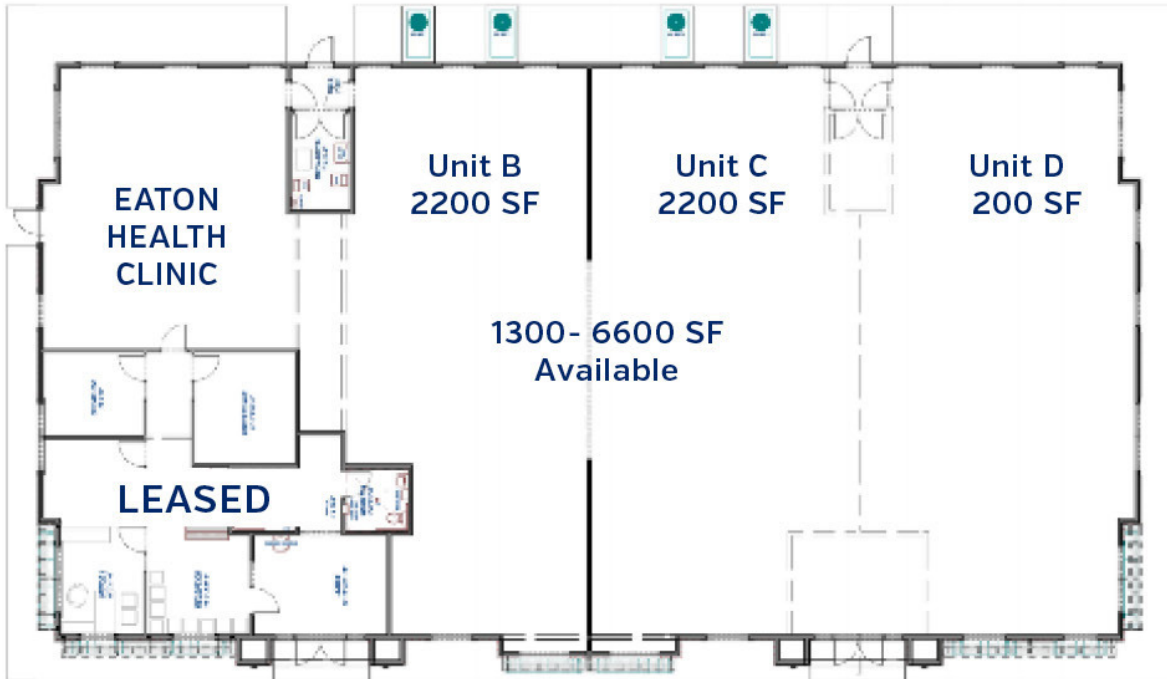
<b>BUILDING SIZE:</b>	9,200 SF
<b>AVAILABLE SF:</b>	1,300-6,600 SF
<b>MARKET:</b>	Northern Colorado
<b>SUB-MARKET</b>	Eaton

### AVAILABLE FOR LEASE OR SALE

- High demand in the area for medical/dental practices
- Delivery available 3-4 months from committed lease or sale
- Design the space - build to suite available
- Flexible sizes and layouts
- Owner/investor opportunity to purchase and lease additional units

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## FLOOR PLAN



*[Potential Floor Plan]*

Core & Shell: Exterior walls, concrete floor, utilities to common mechanical rooms  
Fully landscaped & shared parking lot  
Built to Suit Available

Unit B: Lease or Sale

Turn-key office buildout approximately \$21 NNN (non-medical grade)

Sale pricing @ \$275 PSF core and shell with common elements including vestibule and restrooms constructed

Unit C & D: Lease or Sale

Turn-key office buildout approximately \$21 NNN (non-medical grade)

Sale pricing @ \$235 PSF core and shell and DOES NOT include construction of common elements

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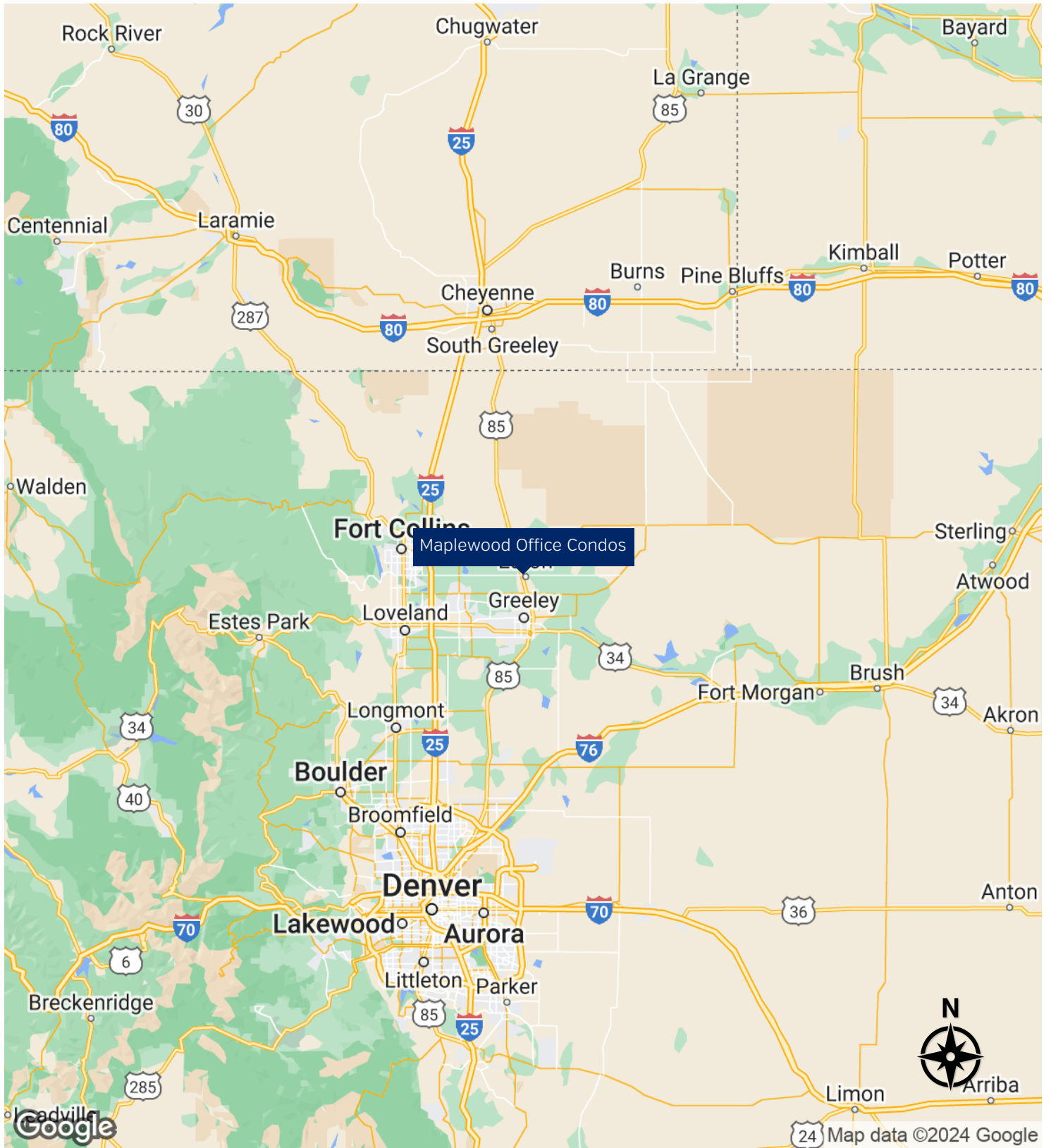
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# RETAILER MAP



COBEY WESS  
O: 970.691.1140  
cobey.wess@svn.com  
CO #100024581

## LOCATION MAP



**COBEY WESS**  
O: 970.691.1140  
cobey.wess@svn.com  
CO #100024581