



### 32045 CASTLE COURT Evergreen, Colorado 80439



#### PROPERTY FEATURES

- Class A building in Evergreen
- Entire second floor of 13,636 RSF is available
- Walking distance to restaurants
- Beautiful lake and mountain views
- One to five year Lease Terms
- Local Ownership

#### BUILDING SPECIFICATIONS

<b>Available:</b>	<b>Suite 50</b>	5,936 RSF
	<b>Suite 100</b>	2,894 RSF
	<b>Suite 101</b>	2,052 RSF
	<b>Suite 200</b>	4,103 RSF
	<b>Suite 202</b>	5,208 RSF
	<b>Suite 200/202</b>	9,311 RSF
	<b>Suite 201</b>	2,012 RSF
	<b>Suite 203</b>	1,793 RSF
	<b>Suite 201/203</b>	4,325 RSF
<b>Lease Rate:</b>		\$11.50-\$14.00/RSF NNN
<b>NNN Expenses:</b>		\$10.37/RSF
<b>Building Size:</b>		36,000
<b>Year Built:</b>		2000

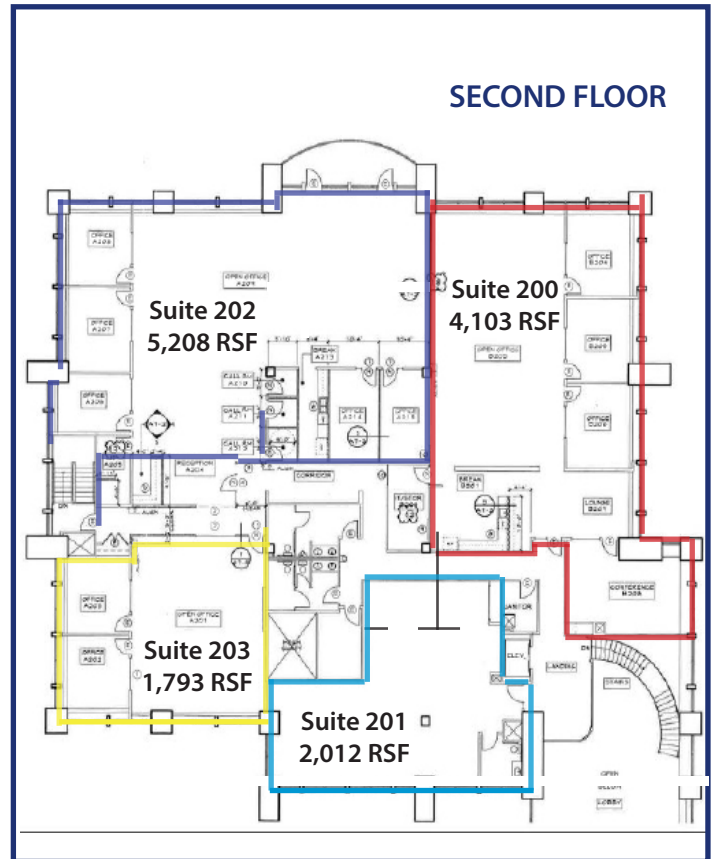
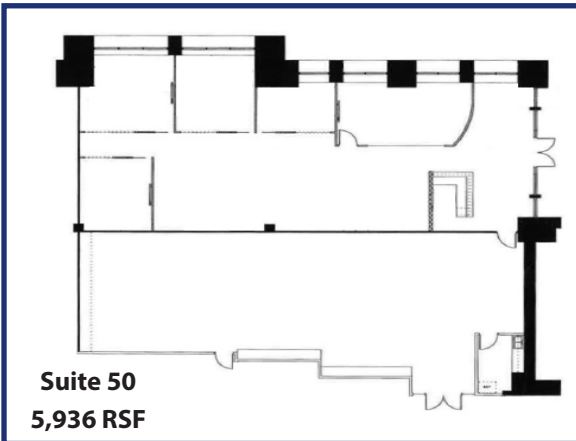
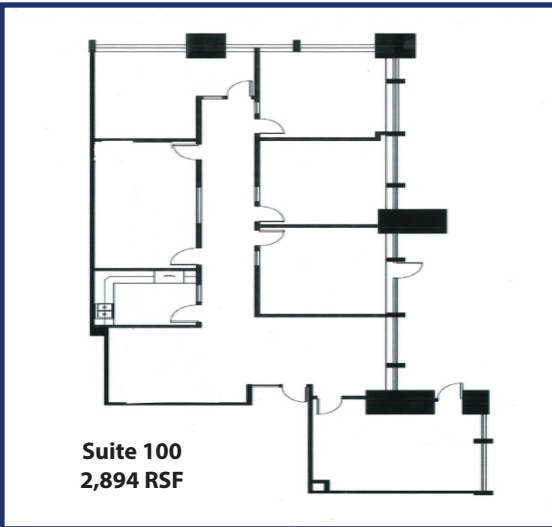
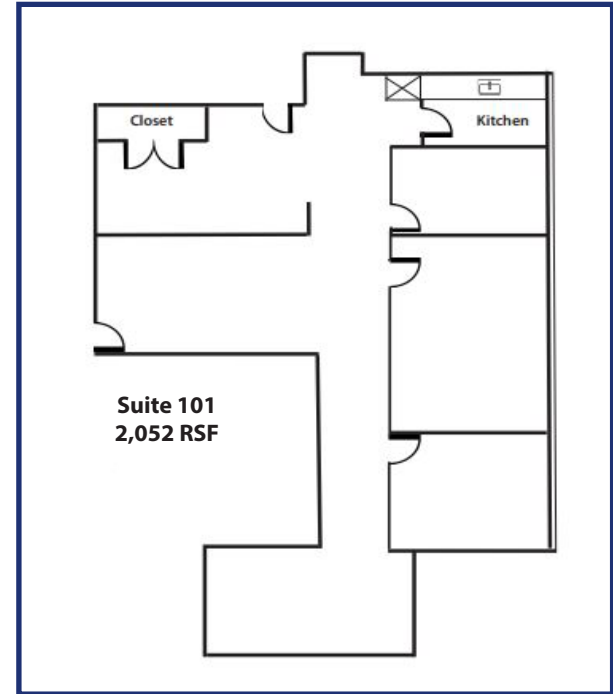
**FOR MORE INFORMATION CONTACT:**

**RENÉE SPICER**

rspicer@gcgcre.com | 720.476.5226

**JAMIE MACBETH**

jmacbeth@gcgcre.com | 720.476.5229



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**FOR MORE INFORMATION CONTACT:**

**RENÉE SPICER**

rspicer@gcgcre.com | 720.476.5226

**JAMIE MACBETH**

jmacbeth@gcgcre.com | 720.476.5229