

# 32045 Castle Court, Evergreen, CO 80439



ADDRESS  
**32045 Castle Court**  
**Evergreen, CO 80439**



SALE PRICE  
**\$5,985,000**



GLA  
**39,303 SF**



OFFERING MEMORANDUM  
**Available upon request**

## PROPERTY SPECIFICATIONS

|                                    |           |                    |
|------------------------------------|-----------|--------------------|
| <b>Building Size:</b>              | County    | 39,303 SF          |
|                                    | Rent Roll | 34,907 RSF         |
| <b>Land Size:</b>                  |           | 3.17 Acres         |
| <b>Available For Owner / User:</b> |           | 14,000 - 20,000 SF |
| <b>Building Type:</b>              |           | Multi Tenant       |
| <b>Year Built:</b>                 |           | 2000               |
| <b>Stories:</b>                    |           | Three              |
| <b>Parking:</b>                    |           | Abundant           |
| <b>Elevators:</b>                  |           | One                |

### FOR MORE INFORMATION CONTACT:

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## PROPERTY FEATURES

- Class A building in Evergreen
- Beautiful lake and mountain views
- Convenient location in North Evergreen/Bergen Park
- Walking distance to restaurants
- 7 tenants currently in the building
- Entire second floor of 13,636 RSF is available



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.

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