

FOR SALE/LEASE

MAPLEWOOD OFFICE PARK

NEW OFFICE CONDOS NOW AVAILABLE FOR SALE OR LEASE

MAPLEWOOD OFFICE PARK

261 S Elm Ave. Eaton, CO 80615

PRESENTED BY:

COBEY WESS

O: 970.691.1140

CO #100024581

cobey.wess@svn.com





SALE PRICE	\$225/PSF CORE & SHELL
LEASE RATE (NNN)	\$18.00-\$20.00 SF/YR \$45 PSF TI ALLOWANCE

OFFERING SUMMARY

BUILDING SIZE:	9,200 SF
AVAILABLE SF:	2,500-9,200 SF
DELIVERY:	Q3 2021
MARKET:	Northern Colorado
SUB-MARKET	Eaton

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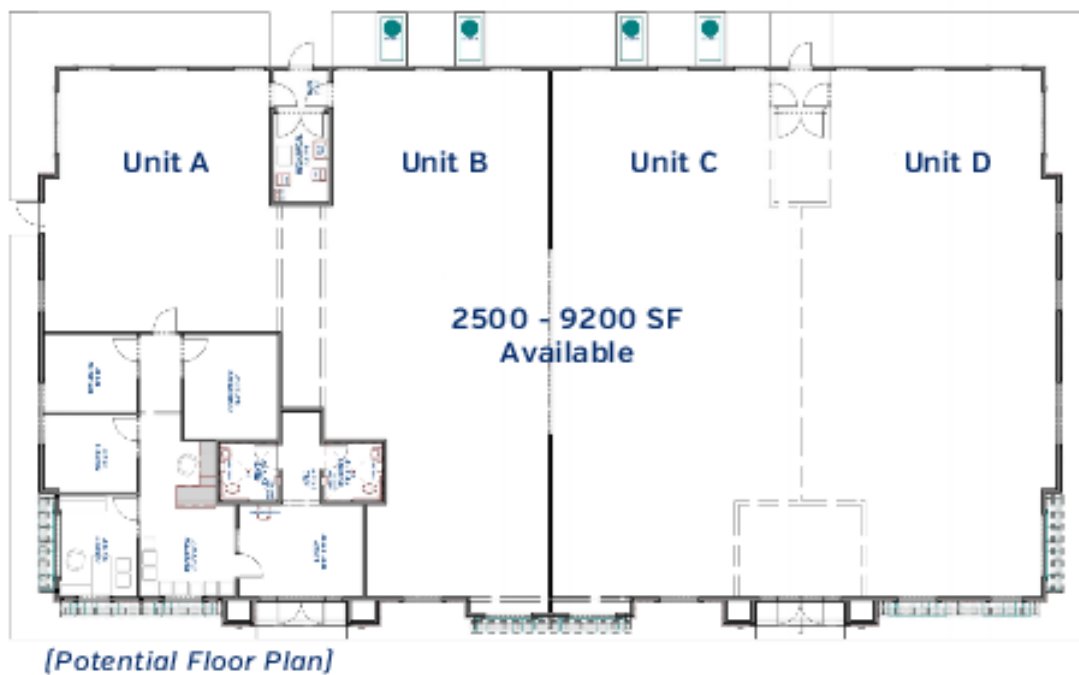
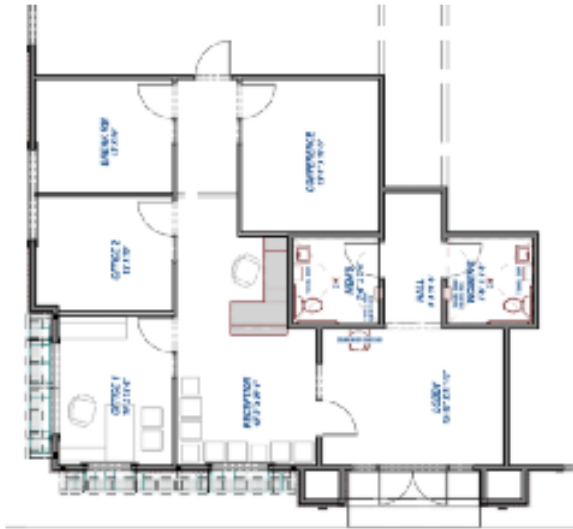
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NEW OFFICE CONSTRUCTION

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 2,500 SF up to a combinable 9,200 SF. These spaces are ideal for professional/medical offices.

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 - owner will build for your exact needs
- Flexible sizes available for pre-leasing or sales
- Owner/investor opportunity to purchase and lease additional units



Core & Shell: Exterior walls, concrete floor, utilities to common mechanical rooms
Fully landscaped & shared parking lot
TI Allowance: \$45 PSF (depending on lease term)
Build to Suit Available

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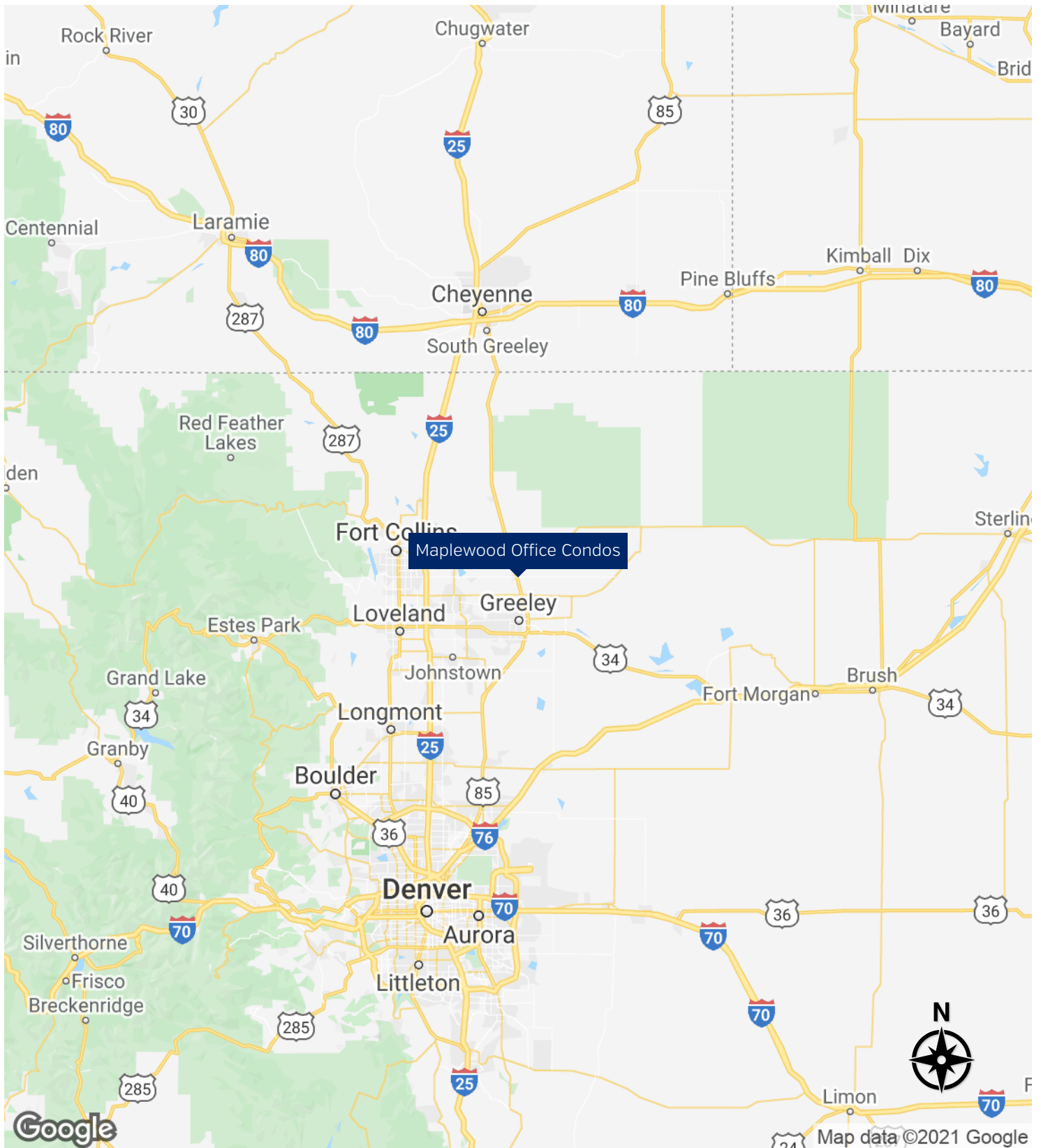


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