

# FOR LEASE

# OFFICE SPACE FOR LEASE

## 512 WILCOX STREET, CASTLE ROCK, CO



- Excellent location in the heart of downtown Castle Rock
- 18 dedicated parking spaces for the building, additional parking nearby
- Backlit signage available, highly visible from Wilcox Street
- Walking distance to many great restaurants
- Easy I-25 access via N Wilcox
- Recently updated common area flooring with more building upgrades coming soon
- Built in 1999
- Tenant-Improvements negotiable for qualified leases
- Elevator to suite entrance

### Second Floor Availability: 512 Wilcox St

Space: 850 - 3,659 RSF      \$23.00-\$25.00/SF Full Service\*

- » Space has the potential to be divided
- » Reception Area, 3 Conference Rooms, 2 Private Offices, Large Open Work Area/Bullpen Space, Breakroom/ Kitchenette, Copy/Storage Room, Private Restrooms

\*Rate shall be based on length of term, improvements and/or other concessions, and square footage leased.

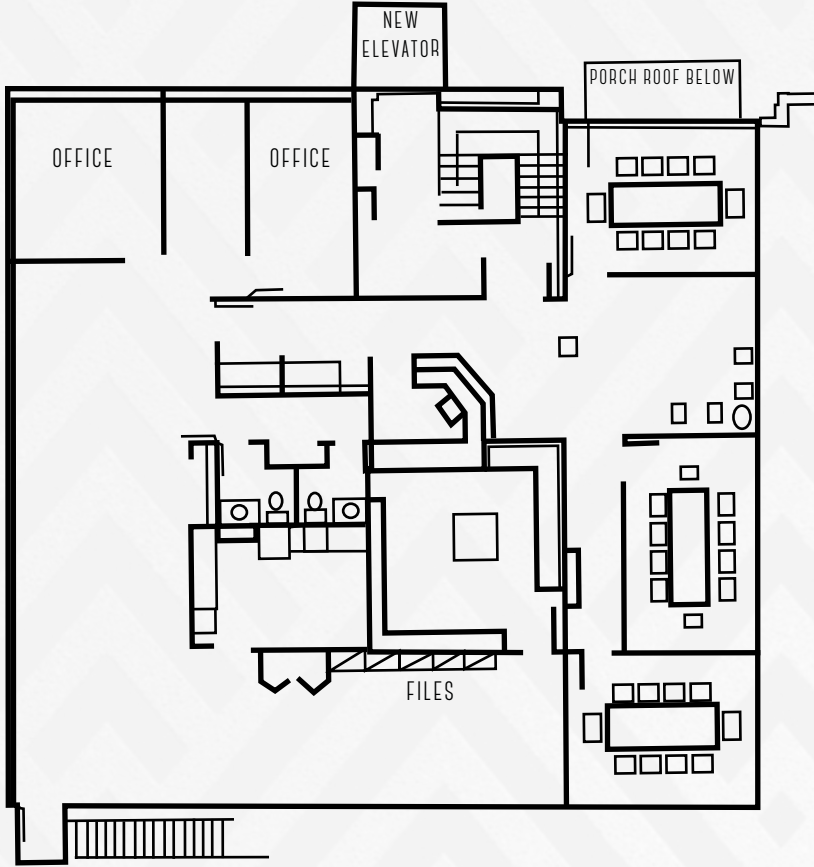
### Two Executive Suites Available

Suite A: 173 RSF      \$600/MO\*

Suite B: 216 RSF      \$700/MO\*

Can Be Combined to Total 389 RSF

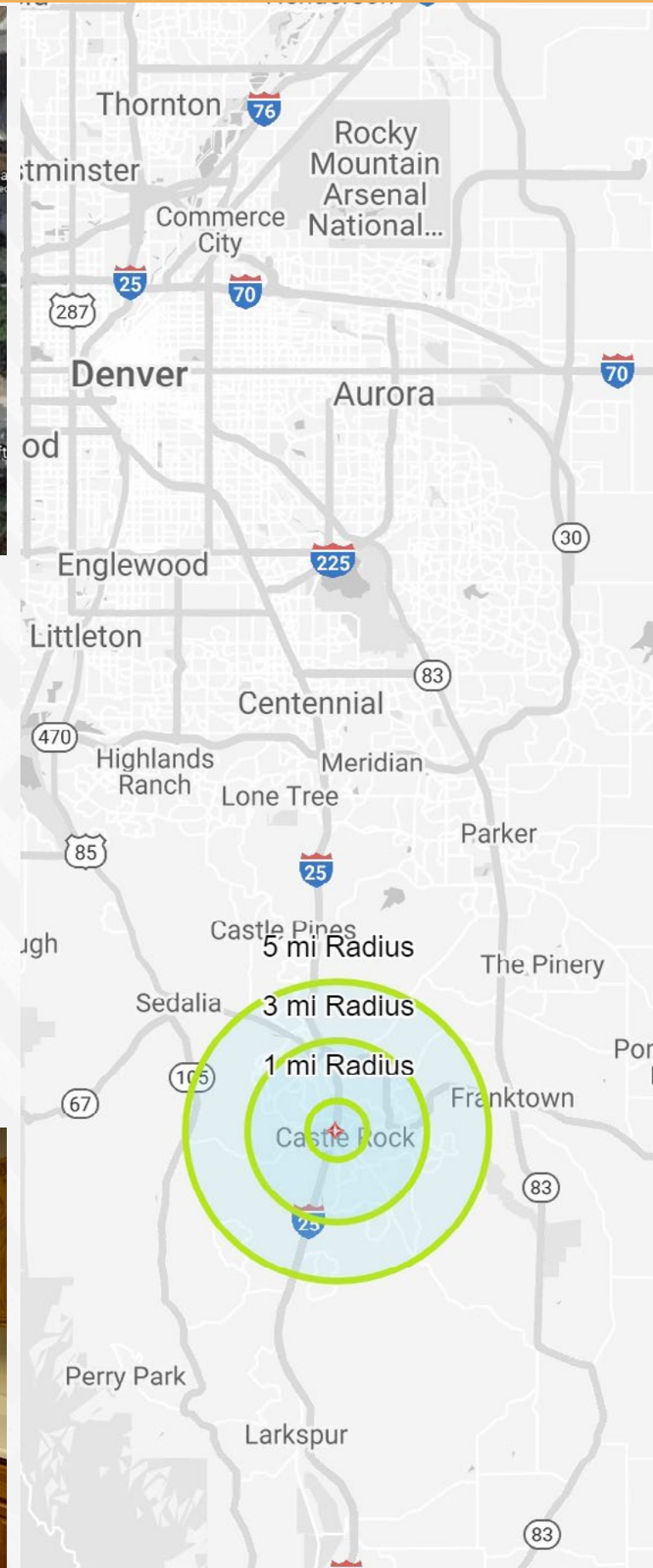
Current Floor Plan: 2nd Floor



Conceptual Floor Plan: 2nd Floor



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2026 Projection	7,158	51,852	81,539
2021 Estimate	6,585	46,713	73,783
Growth 2021-2026	1.8%	4.2%	3.6%
Growth 2010-2021	1.7%	2.2%	2.1%
Average Household Size	2.4	2.7	2.8
Median Age	38.8	37.4	37.7
<b>HOUSEHOLD INCOME</b>			
Average Income	\$95,239	\$128,778	\$138,415
<b>HOUSING</b>			
Median Home Value	\$425,366	\$454,536	\$473,133
Median Year Built	1990	2004	2004

