Telluride Business Park

191-207 Telluride Street Brighton, CO, 80601

Professional, Medical and Dental Office Space

Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

Clear and simple pricing.

$	15.80	2020 Professional Base Rate
+	7.45	NNN Expenses
+	1.40	Gas and Electric
$	24.65	Total Annual per Square Foot

Optional Extras

+	0.50	End Units

Included in your lease rate

- **Turnkey standard interior buildout**
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
  - Snowplowing and salting for parking lots
  - Weekly cleaning of common areas
  - Lawn maintenance & landscaping
  - Garbage removal
  - Service and repair of heating and air conditioning units
  - All interior and exterior maintenance and repairs

This office park offers quick access to downtown Brighton, a growing community

- Easy access from Telluride Street
- Nearby shopping, with Prairie Center just 3 miles away
- Nearby restaurants include Dickey's BBQ, Chick-fil-A and Chili's
- Just 5 miles from I-76
- Platte Valley Medical Center is 3 miles away

Contact our Denver Office for more information about Telluride Business Park or other locations in your area.

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