

FOR LEASE

LONE TREE - COLORADO

Property 9535 Park Meadows Dr., #200, Lone Tree, CO 800124



Spaces Available

Suite 200
#200
2,600 SF

Lease Rate	\$14-15/SF gross plus utilities first year
Other Expenses	Telephone / Internet
Building SF	23,561.9 SF (rent roll)
Lot SF	1.87 AC (Assessor)
City/County	Lone Tree / Douglas County
Zoning	Commercial
Year Built	2000
Construction	Steel Frame / Stucco Veneer
Lease Term	3-5 years
Parking	Ample, south of building
# of Floors	Two
Roof	Membrane
Heating/AC	Gas Forced Air RTU's
Utilities	Gas / Electric: Xcel Energy Water: Denver Water

Updated

11/19/18

Remarks

Be part of the re-developing Business District in Lone Tree, Colorado. Near light rail, medical services, banking, retail. Adjacent tenants include The Rio Grande Restaurant; Grist Brewery; Whiskey Reed.

This 2nd floor suite is suitable for service retail, medical, office. Shell condition. TI contribution available.

IRWIN & HENDRICK

COMMERCIAL AND INVESTMENT REAL ESTATE

Contact Sallie L. Taylor (x19) or Dan Hendrick (x21)
sallie@boulderrealestate.com / danh@irwinandhendrick.com

p. 303.444.9771

2299 Pearl Street #400 / Boulder, Colorado 80302 / f. 303.442.6852