

**FOR
LEASE**

Retail/Medical/Office Space

3855 Ambrosia Street | Castle Rock | Colorado

Building Size: 21,406 SF

- ▲ New construction at the gateway of The Meadows
- ▲ Mixed use building with first floor retail, second floor office space and third floor apartments

First Floor Retail: 6,162 RSF

Minimum Divisible: 1,112 RSF

Maximum Contiguous: 6,162 RSF

LEASE RATE- Retail: \$28.00-\$30.00/SF NNN

NNN Expenses: \$11.00/SF Est

Second Floor Office: 6,693 RSF

Minimum Divisible: 1,000 RSF

Maximum Contiguous: 6,693 RSF

LEASE RATE- Office: \$21.00-\$23.00/SF NNN

NNN Expenses: \$11.50/SF Est

**Retail Move In Special \$25.00/SF +NNN
Starting Rate (12 months)**



Meadows Town Center Building 3

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Meadows Town Center Building 3



- >> First floor retail, second floor office, third floor apartments
- >> Located across the street from the Castle Rock Adventist Hospital
- >> Rapidly growing community just west of the Castle Rock Promenade and the Outlets at Castle Rock
- >> Strong Demographics and Traffic Counts

3855 Ambrosia Street Castle Rock | Colorado

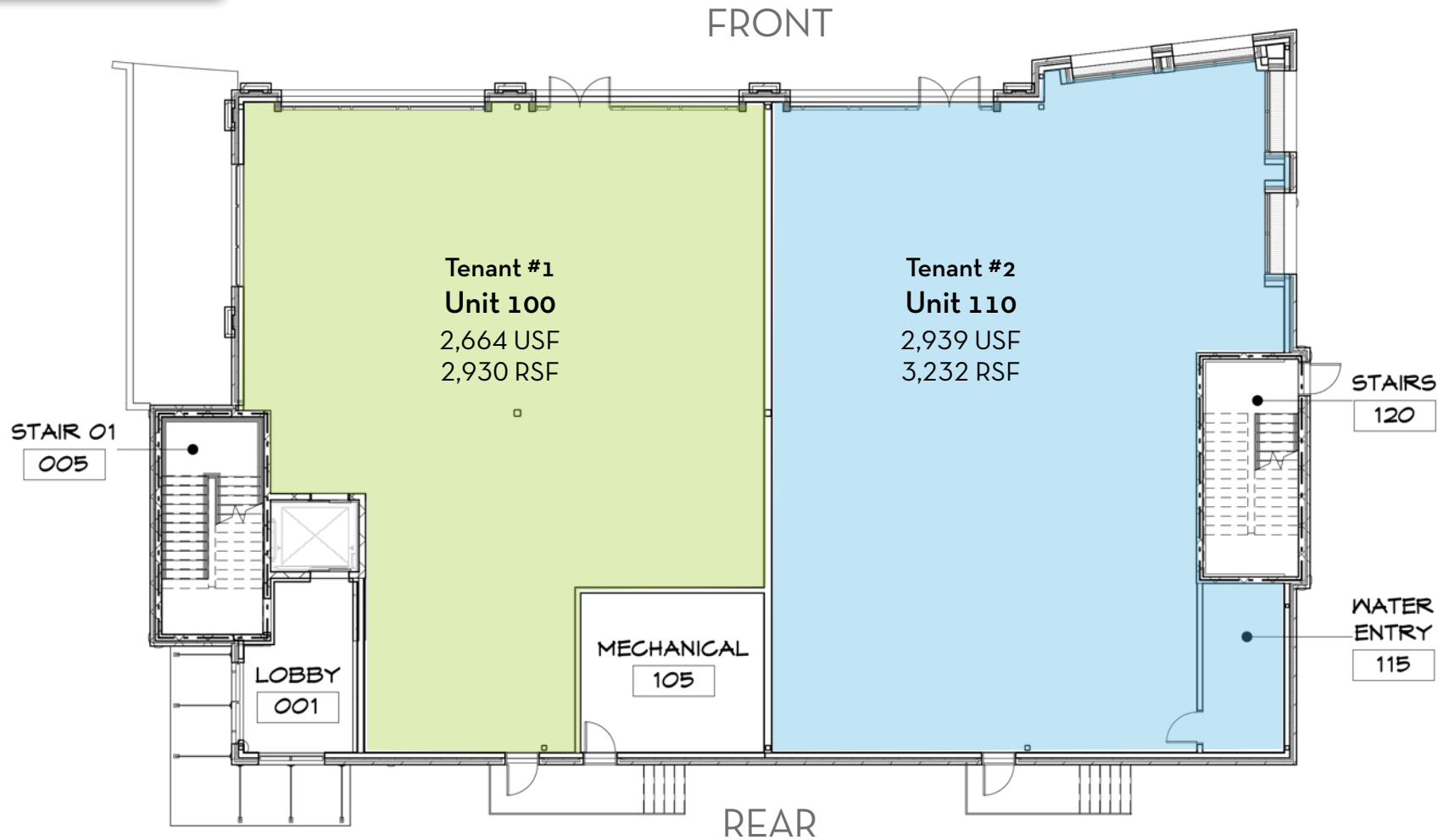
- >> Strong Co-tenants
- >> Retail & service uses on site
- >> Parking: 2.3/1,000 SF
Cross-parking and street parking



3855 Ambrosia Street | Castle Rock | Colorado

1st Floor Retail

2 Tenant Demising Plan

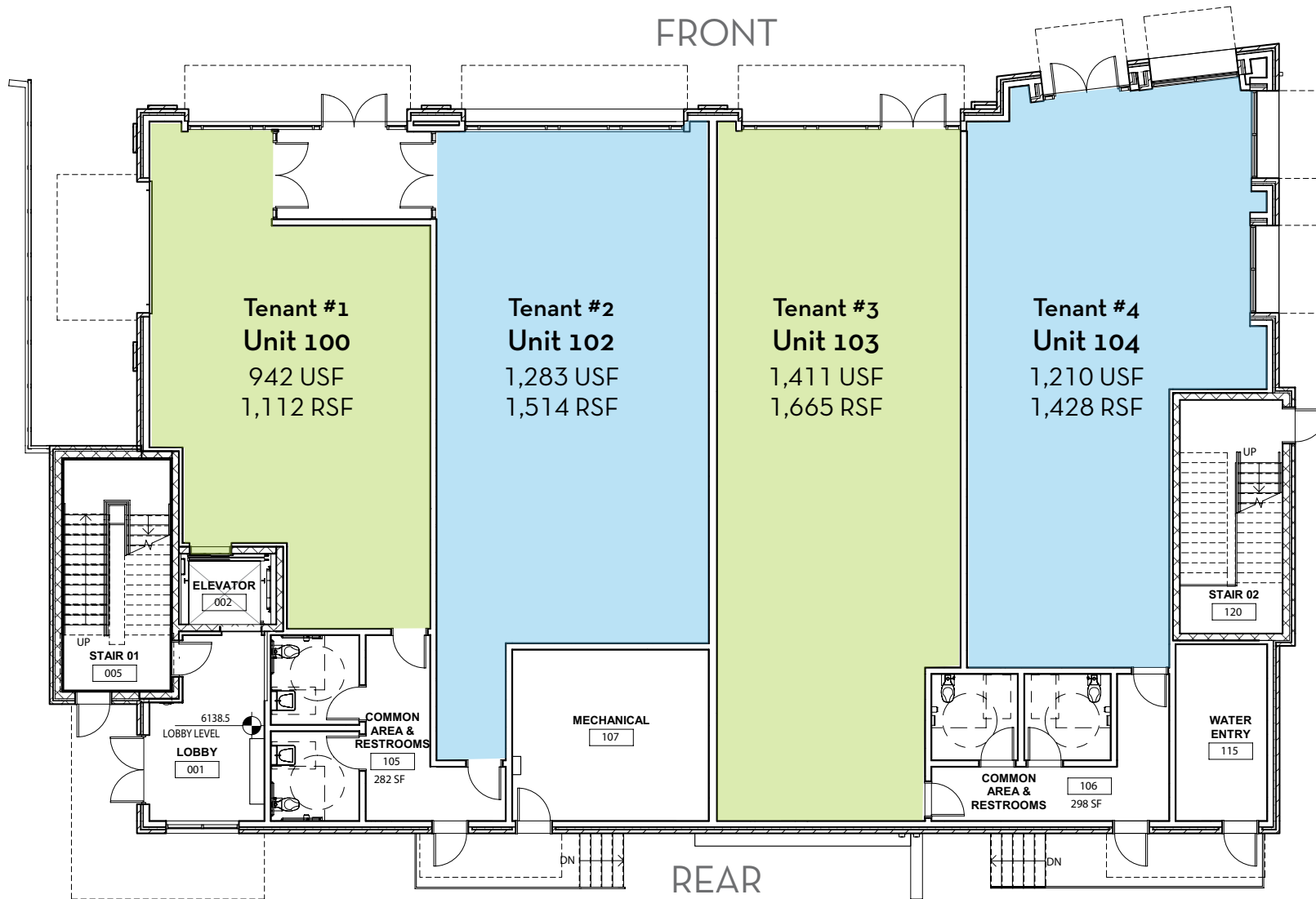


Retail Space Available

Unit	USF	RSF
100	2,664	2,930
110	2,939	3,232



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1st Floor Retail

4 Tenant Demising Plan

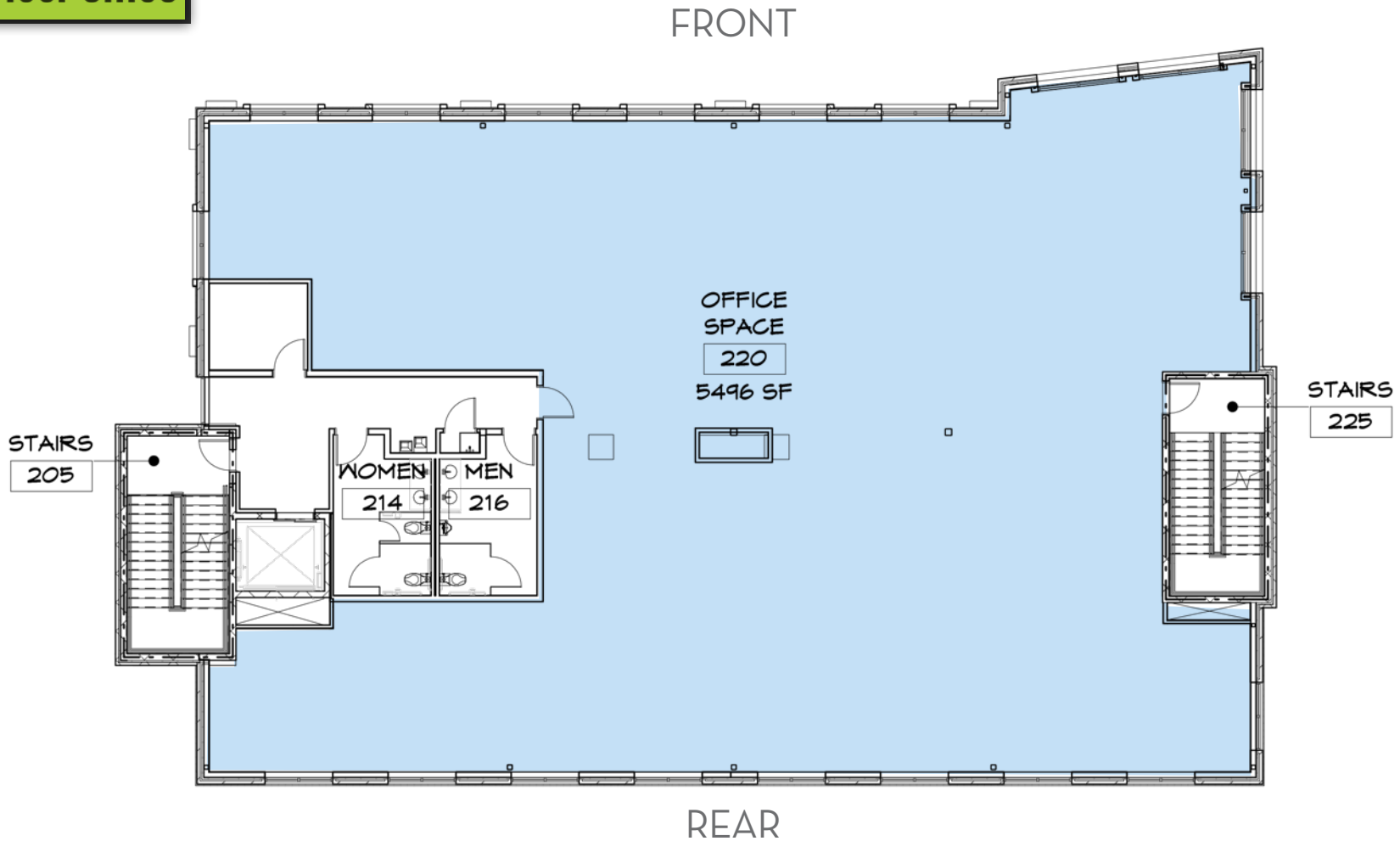
Retail Space Available

Unit	USF	RSF
100	942	1,112
102	1,283	1,514
103	1,411	1,665
104	1,210	1,428



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2nd Floor Office



Office Space Available

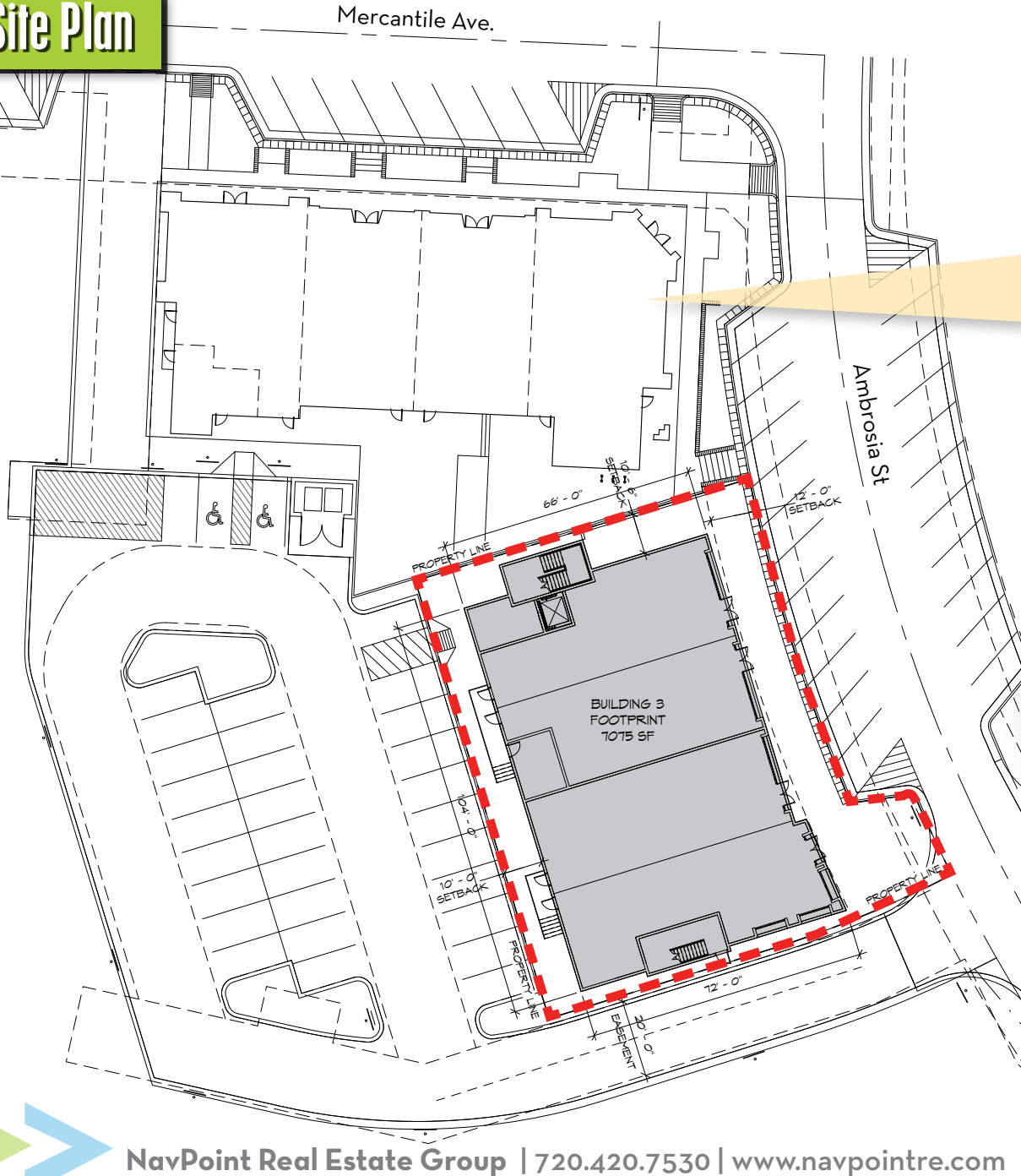
Unit	USF	RSF
220	5,672	6,693
Divisible - Minimum 1,000 SF		



Meadows Town Center Building 3

3855 Ambrosia Street
Castle Rock, Colorado

Site Plan



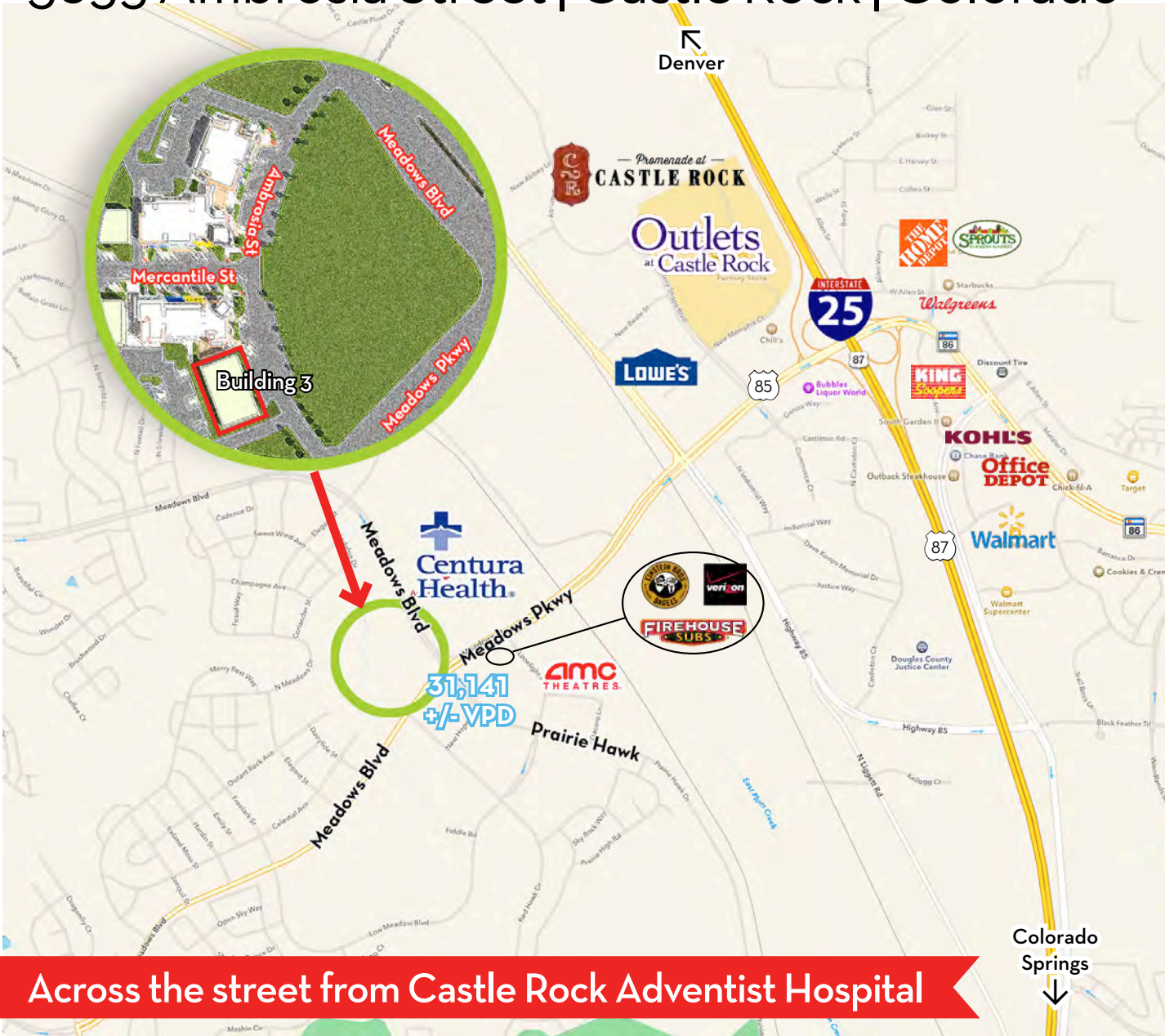
Mixed use building with first floor retail, second floor office space, and third floor apartments



Directly West of
Castle Rock Adventist
Hospital Campus

Meadows Town Center Building 3

3855 Ambrosia Street | Castle Rock | Colorado



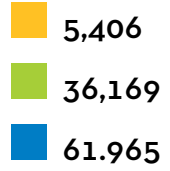
Across the street from Castle Rock Adventist Hospital

Demographics

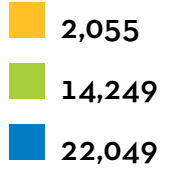
■ 1 Mile
■ 3 Miles
■ 5 Miles



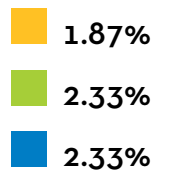
Population



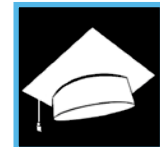
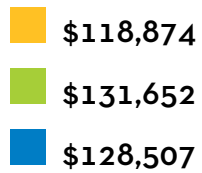
Households



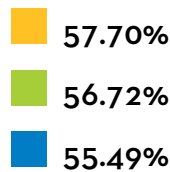
Unemployment Rate



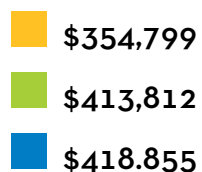
Average HH Income



College Graduates



Median Home Value



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