

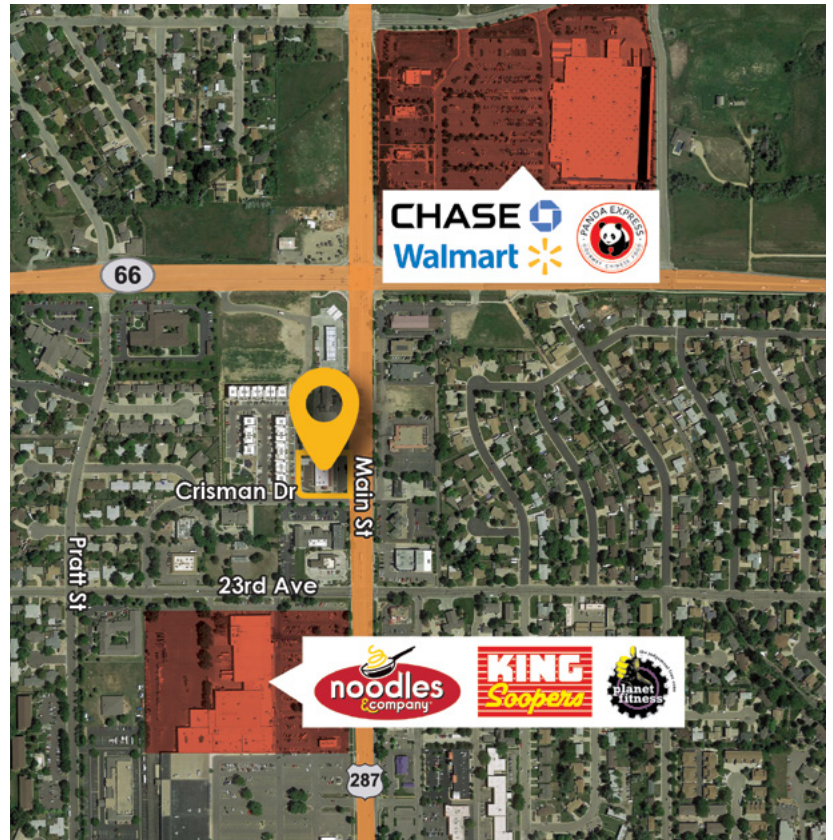


AVAILABILITY

SPACE AVAILABLE	4,500 RSF (CONTIGUOUS) Divisible down to 1,500 SF Units
LEASE RATE	\$16.00 / RSF / NNN
EXPENSES	\$5.00 / RSF

PROPERTY FEATURES

- Prime location on Main St. and just south of HWY 66
- Great frontage to Main Street
- Ample Parking on front and back of building
- Easy, left- and right-hand turn access off Main Street into center
- Recent renovations; new roof, ceiling tiles, paint and HVAC
- Numerous amenities in direct vicinity
- 27,000+ homes found within a 3 mile radius

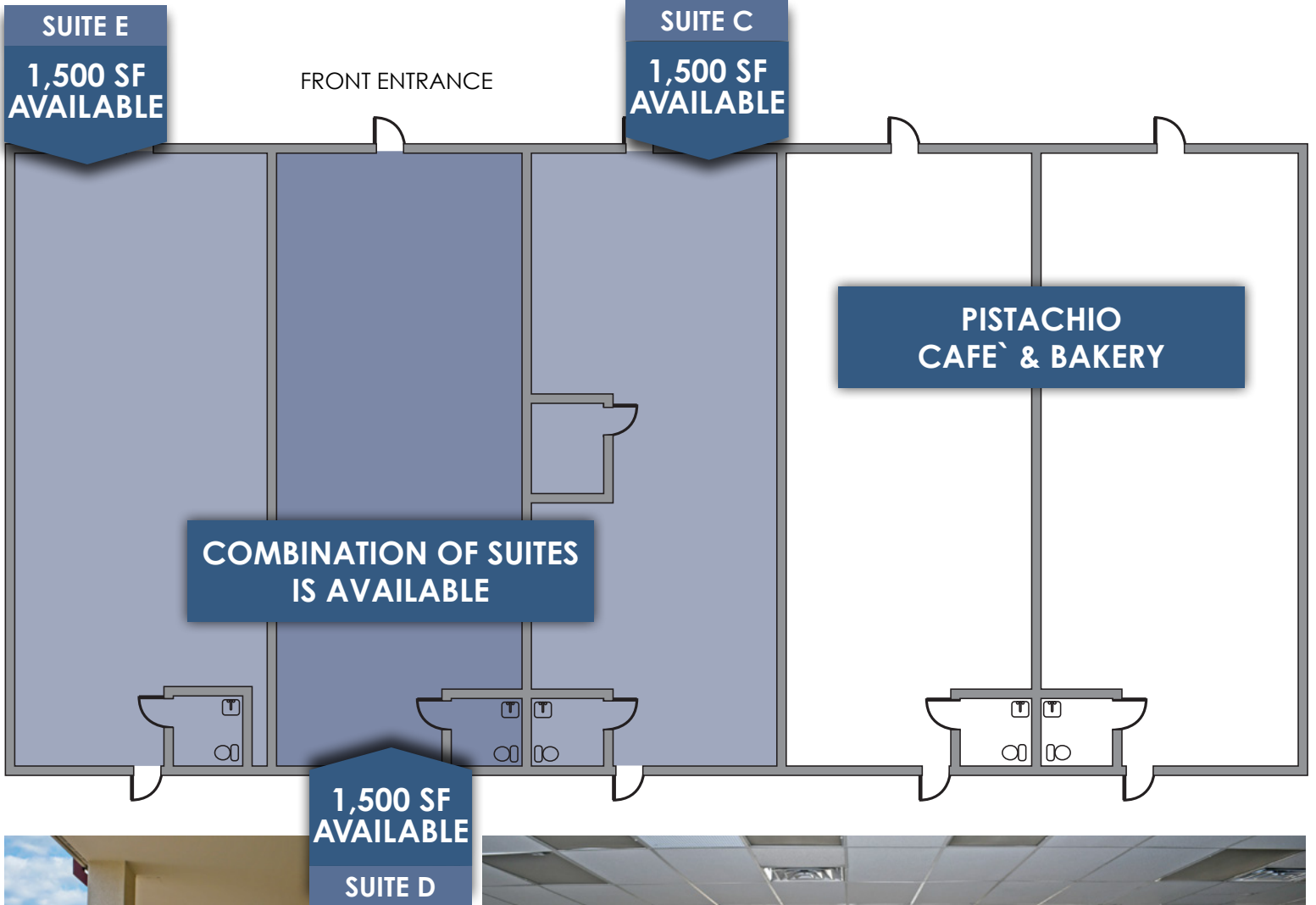


For more information please contact

KEVIN NELSON
720.464.3950
knelson@deancallan.com

BECKY CALLAN GAMBLE
303.945.2012
bgamble@deancallan.com

Dean Callan & Company, Inc.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420
deancallan.com



For more
information
please contact

KEVIN NELSON
720.464.3950
knelson@deancallan.com

BECKY CALLAN GAMBLE
303.945.2012
bgamble@deancallan.com

Dean Callan & Company, Inc.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420
deancallan.com