

OFFICE BUILDING FOR LEASE



200 South Wilcox Street #438, Castle Rock, CO 80104
www.red4realty.com



RESORT GROUP CENTER CONDOS, BUILDING 3

675 Snapdragon Way Unit #3C, Steamboat Springs, CO 80487

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/month (Gross)
Building Size:	3,640 SF
Available SF:	1,054 SF
Number Of Units:	1
Year Built:	2008
Market:	Resort
Submarket:	Steamboat Springs

PROPERTY OVERVIEW

Class A office space for lease located on the 2nd floor in the Resort Group Center Condos Building 3. The space currently features 4 separate closed door offices with additional space for a waiting room/reception, conference area etc. The Resort Group Center Condos are conveniently located between the town and the mountain and were built specifically for the purpose of high end office spaces in the Steamboat Market.

PROPERTY HIGHLIGHTS

- Gross Lease
- Ultra High Speed Internet On Site
- 1054 SF With Independent Offices Contained
- Arguably The Nicest Office Condos In The Market
- ADA Bathrooms & Glass Elevator
- Conveniently Located

For More Information:

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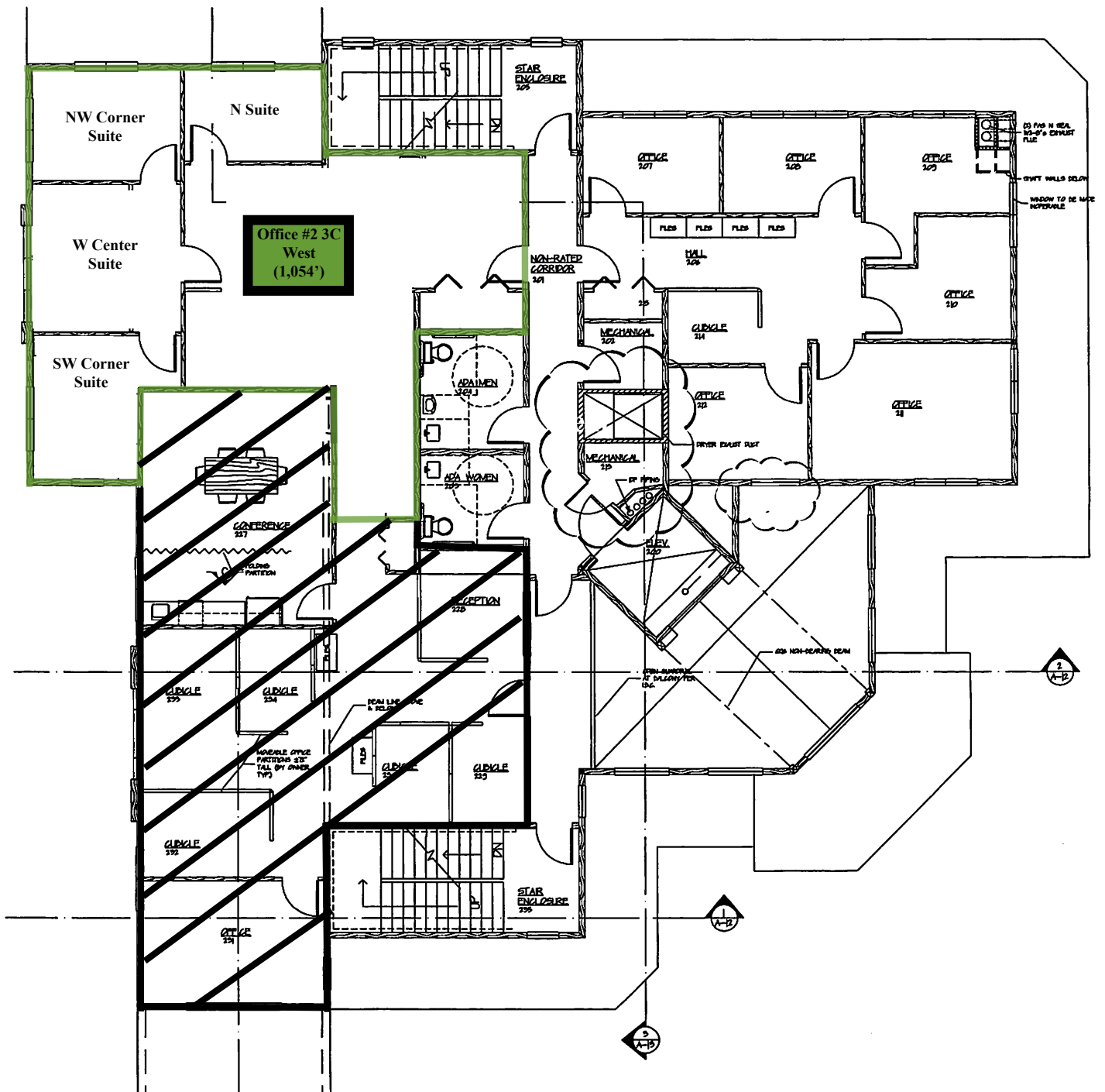
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ADDITIONAL PHOTOS



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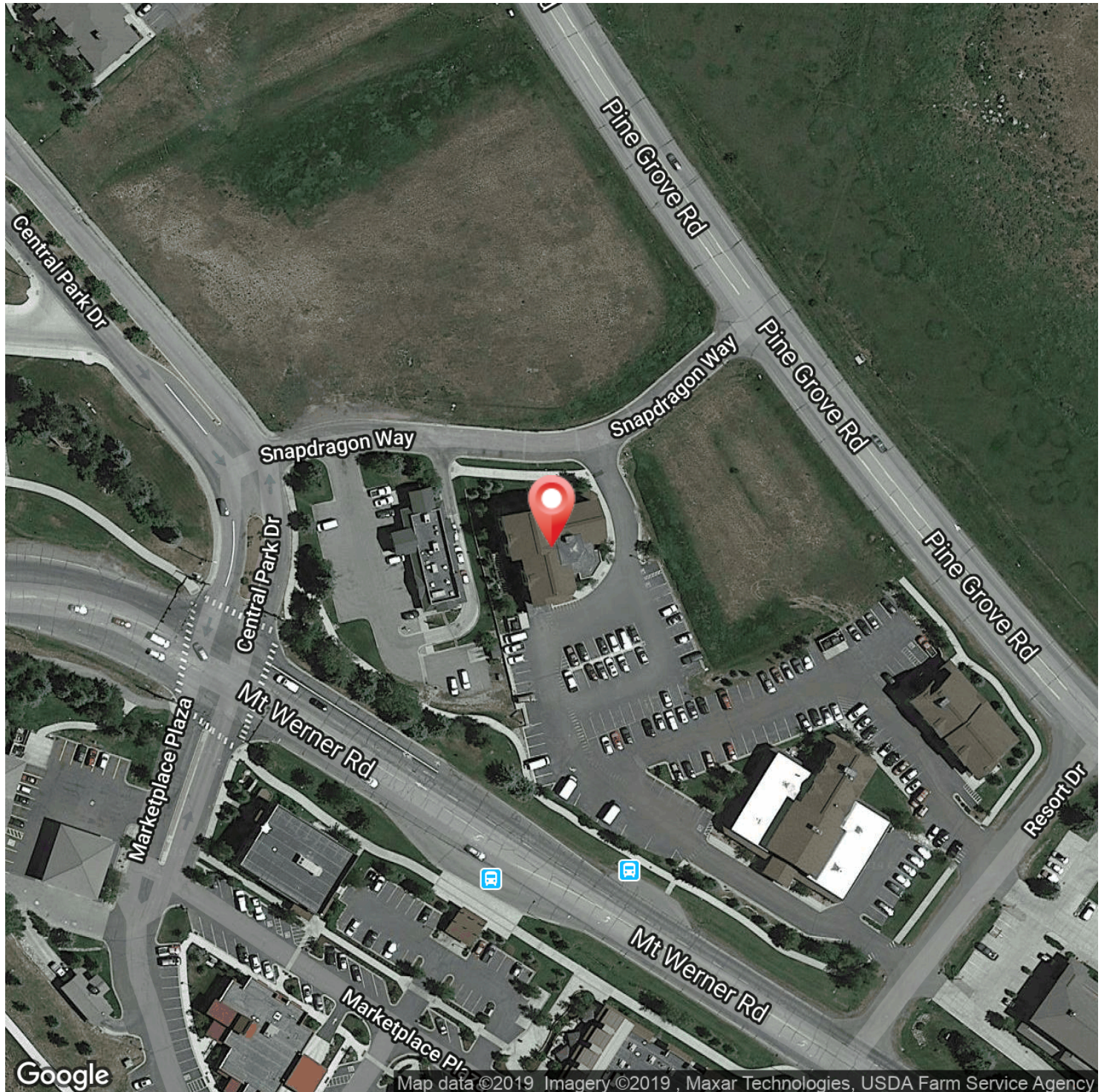
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LOCATION MAPS



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RETAILER MAP



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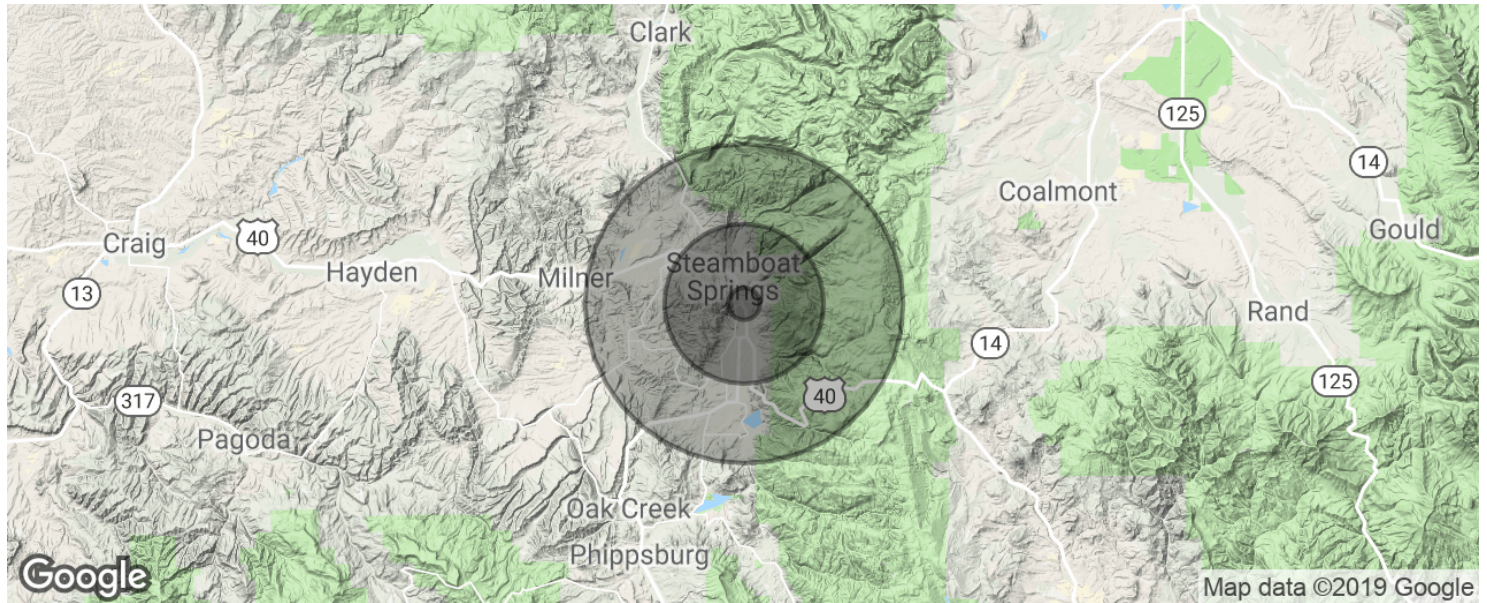
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total population	266	6,519	16,953
Median age	38.3	37.4	37.9
Median age (Male)	37.0	36.0	36.5
Median age (Female)	39.8	38.9	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	117	2,815	7,506
# of persons per HH	2.3	2.3	2.3
Average HH income	\$85,252	\$83,167	\$83,014
Average house value	\$639,104	\$619,470	\$631,390

* Demographic data derived from 2010 US Census

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