EVERGREEN
COMMERCIAL GROUP, LLC

FOR LEASE | OFFICE SPACE

$23.00/RSF FSG

4611 Plettner Lane, Evergreen, CO 80439



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

G. Norman (Bud) Wilkinson
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Executive Summary



OFFERING SUMMARY

Available SF:	532
Unit#:	210
Lease Rate:	$23.00/RSF FSG
Lot Size:	31,257 SF
Year Built:	2008
Building Size:	12,561 SF

PROPERTY OVERVIEW

Beautiful environmentally green building with high end finishes.
Covered parking with elevator.
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LOCATION OVERVIEW

Great central
Evergreen location overlooking the main downtown intersection.
Within walking distance to Downtown and Evergreen Lake.

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Additional Photos













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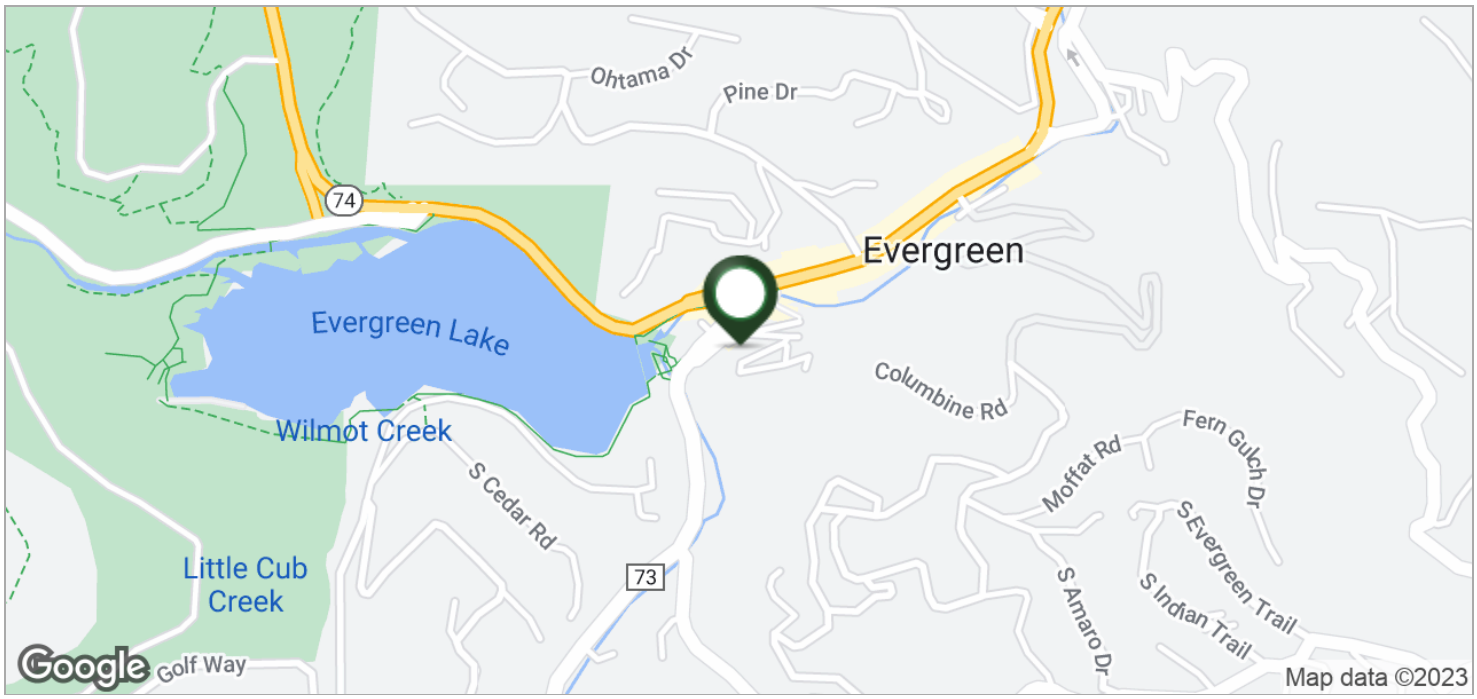
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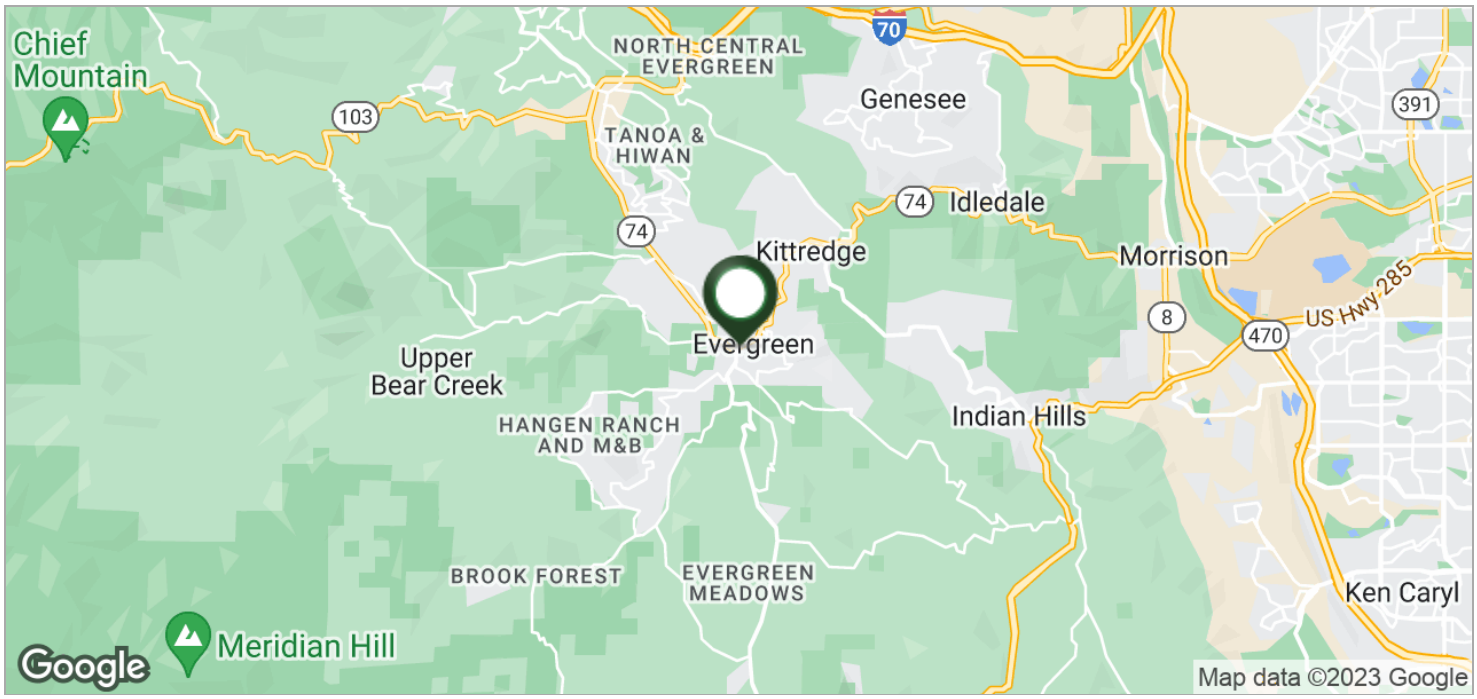
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Location Maps





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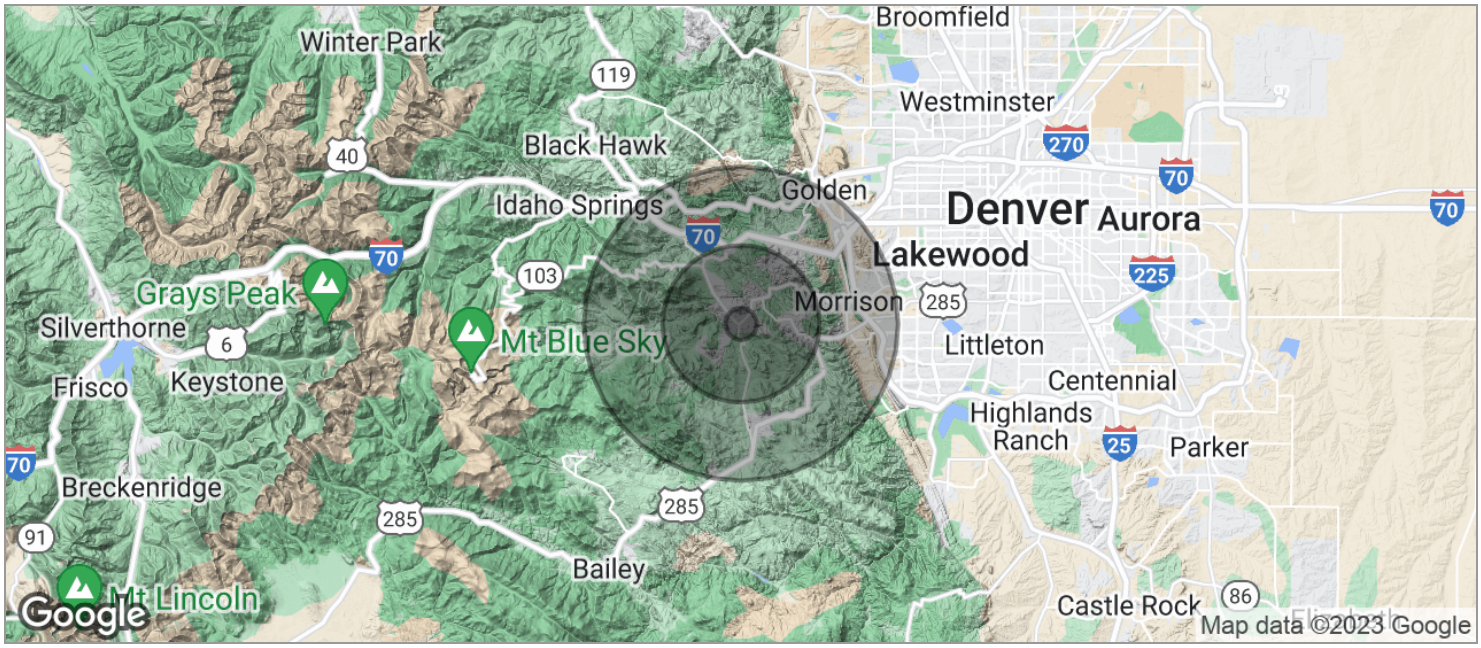
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,105	24,315	61,541
MEDIAN AGE	44.8	45.6	45.6
MEDIAN AGE (MALE)	43.7	44.3	44.9
MEDIAN AGE (FEMALE)	45.8	46.8	46.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	446	9,926	25,192
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	$122,165	$126,773	$129,286
AVERAGE HOUSE VALUE	$396,401	$457,332	$478,285

** Demographic data derived from 2020 ACS - US Census*

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