



FOR LEASE | OFFICE SPACE

\$21.00 - \$22.00 NSF/YR (MG)

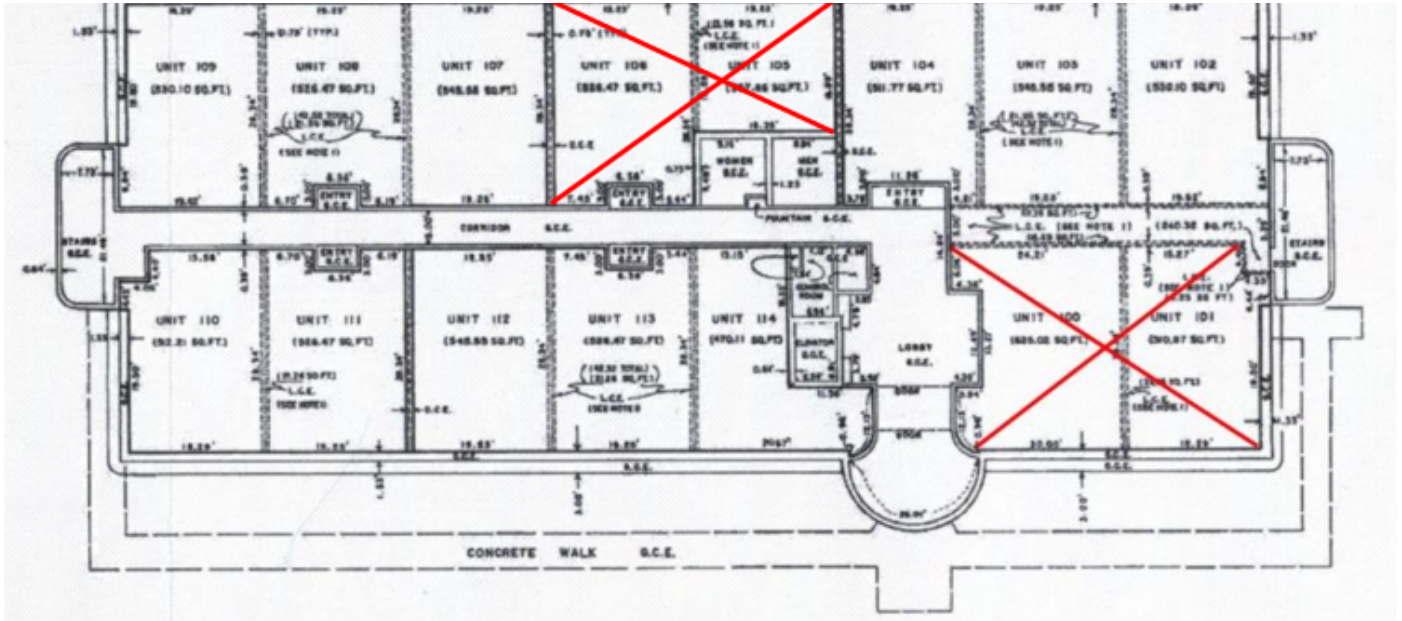
1202 Bergen Pkwy Suites 100 & 105, Evergreen, CO 80439



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Executive Summary



OFFERING SUMMARY

Available SF:	883 - 1,136 SF
Lease Rate:	\$21.00 - \$22.00 SF/yr (MG)
Building Size:	40,000 SF
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

Well known professional building with elevator and some assigned underground parking.
Ample parking for tenants and customers.
Separate thermostat for each suite.
Recently remodeled and exterior updated.

* Note: Price is per NET Sf / Year

LOCATION OVERVIEW

Conveniently located in Bergen Park, just minutes from I-70 (2 miles) and the Metro area. Located across from King Soopers in Bergen Park. Close to shopping, restaurants, banking, entertainment and a park.

Additional Photos



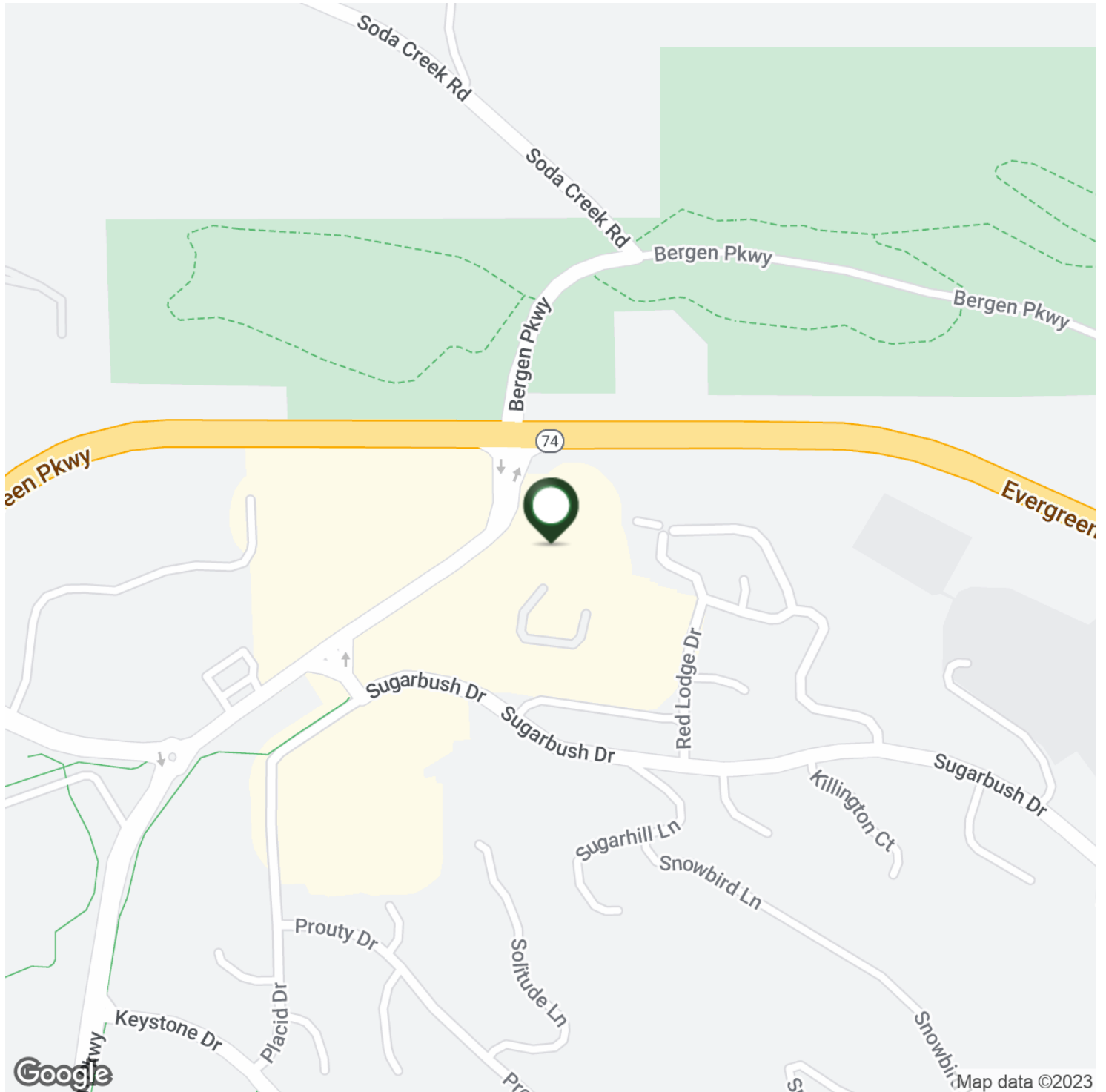


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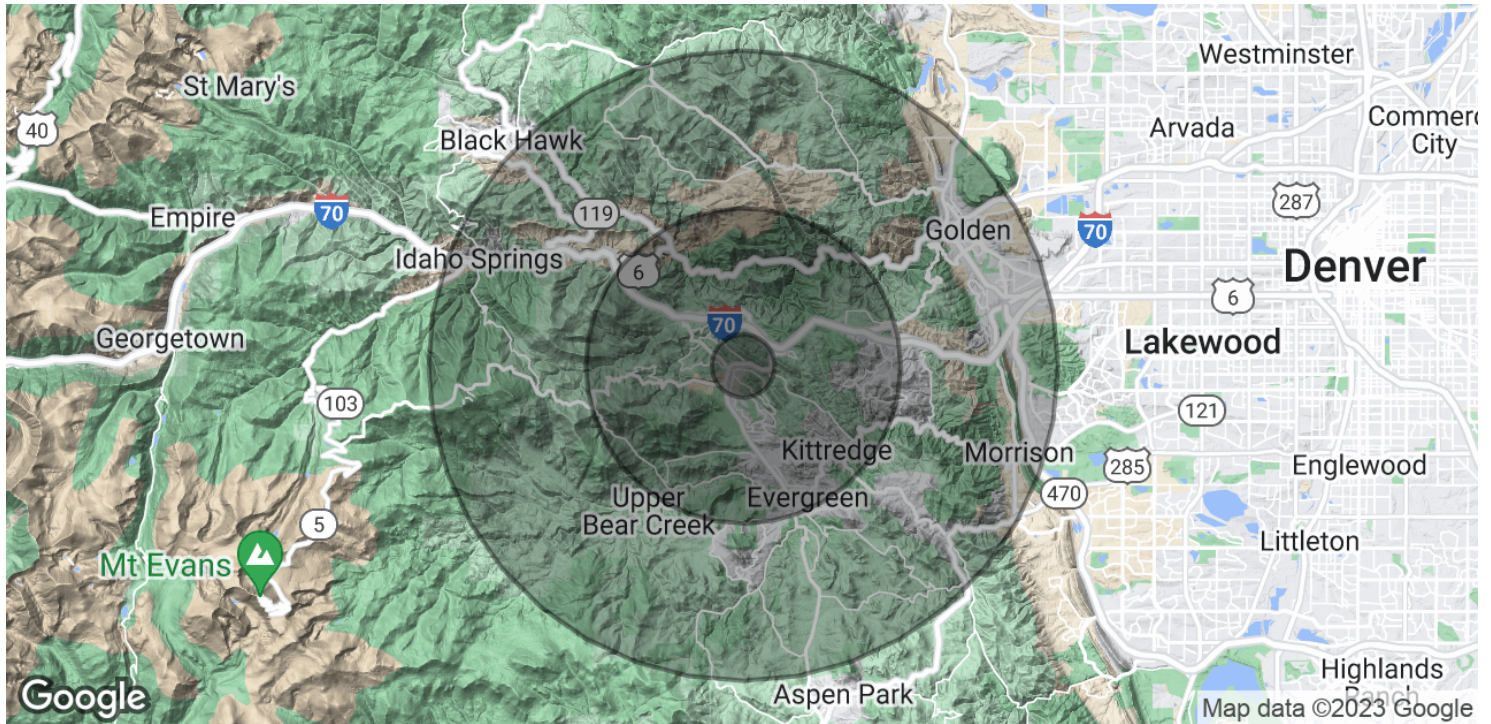
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,083	17,910	45,826
Average age	47.3	46.9	45.4
Average age (Male)	46.6	46.1	44.4
Average age (Female)	48.2	47.8	46.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	432	7,301	19,334
# of persons per HH	2.5	2.5	2.4
Average HH income	\$164,062	\$151,143	\$123,849
Average house value	\$501,295	\$512,902	\$460,300

* Demographic data derived from 2020 ACS - US Census