



Building Type:	Commercial
Available SF:	1,351
Total SF:	1,351
Number of Stories:	1
Expandable:	Yes
Zoning:	Business District
Former Use:	retail
Can Subdivide:	Yes
Within City Limits:	Yes
Lease Rate:	\$1,750
Lease Terms:	Triple Net
Lease Rate Note:	\$1750/mo, 3 months free
Last Updated:	Apr 26, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

-LANDLORD GRANTING 3 MONTHS FREE RENT FOR MULTI-YEAR LEASES
-Office space located in Parkade, near Business Loop 70W & Interstate 70 intersection
-Interior, lower level space (accessible via stairs & elevator) -
Subject space is currently finished out as office space with reception area and several private offices
-Abundant on-site parking
-Base rental rate is \$1,200, NNN costs are approximately \$420/month, and utilities \$130/month
-Building is also the location of MACC and a number of other schools, as well as federal offices.
-Street is zoned Mixed-Use Commercial which allows for traditional commercial (retail/restaurant/offie) as well as artisan industry--small scale manufacturing and distribution.
-Large complex so check back in the future for possible additional spaces. Located in a HUBZone. The HUBZone program fuels small business growth in historically underutilized business zones with a goal of awarding at least 3% of federal contract dollars to HUBZone-certified companies each year.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: 63 (5 mi.)
Nearest Interstate: I70 (0.5 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown