

# Slifer Management Company

Property Management & Leasing

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**OFFICE SPACE  
AVAILABLE FOR LEASE  
CHRISTY SPORTS BUILDING  
182 AVON ROAD  
AVON, COLORADO**



- **PREMISES:** Space 206
- **SIZE:** 422 rentable square feet
- **AVAILABLE:** Immediately
- **TERM:** 1 - 5 years
- **BASE RENT:** \$15.00 per rentable square foot (\$527.50 per month)
- **ESCALATION:** Annual escalation of the base rent based upon the Denver CPI with a minimum increase of 3% per year
- **COMMON AREA MAINTENANCE:** Estimated at \$7.38 per rentable square foot (\$259.53 per month)
- **REAL ESTATE TAXES:** Estimated at \$4.00 per rentable square foot (\$140.67 per month)
- **TOTAL MONTHLY PAYMENT:** Estimated at \$26.38 per rentable square foot (\$927.70 per month)
- **SECURITY DEPOSIT:** \$1,000.00
- **IMPROVEMENTS:** The space is being offered "as is". All improvements to the leased premises will be Tenant's responsibility.
- **DESCRIPTION:** A nice office space located on ground floor with easy access and ample parking. Near the Pier 1, Sports Authority and Office Depot stores.
- **RENOVATION / TERMINATION CLAUSE:** If the lease term is longer than three years, Landlord reserves the right to terminate the Lease by giving Tenant at least 180 days prior written notice if Landlord proposes to demolish the building and commence redevelopment of the property. Said termination cannot occur within the first three years of the lease term.

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