

Slifer Management Company

Property Management & Leasing

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



- **PREMISES:** Space E & F
- **SIZE:** 3,278 rentable square feet
- **AVAILABLE:** Immediately
- **TERM:** 1 - 5 years
- **BASE RENT:** \$13.00 per rentable square foot (\$3,551.17 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 (\$2,015.97 per month)
- **REAL ESTATE TAXES:** Estimated at \$4.00 per rentable square foot (\$1,092.67 per month)
- **TOTAL MONTHLY PAYMENT:** Estimated at \$24.38 per rentable square foot (\$6,659.81 per month)
- **SECURITY DEPOSIT:** \$6,700.00
- **IMPROVEMENTS:** The space is being offered "as is". All improvements to the leased premises will be Tenant's responsibility.
- **DESCRIPTION:** Retail / office space located on ground floor in a building with good visibility, 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.

P.O. Box 2264, Edwards, CO 81632

0105 Edwards Village Boulevard, Suite G-206, Edwards, CO 81632

Telephone: (970) 926-7911 Telefax: (970) 926-7914