

# Slifer Management Company

Property Management & Leasing

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**RESTAURANT SPACE  
AVAILABLE FOR LEASE  
BENCHMARK SHOPPING CENTER  
AVON, COLORADO**



- **PREMISES:** Space M114
- **SIZE:** 6,000 rentable square feet
- **AVAILABLE:** Immediately
- **TERM:** 1 - 5 years
- **BASE RENT:** \$20.00 per rentable square foot (\$10,000.00 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 \$5.97 per rentable square foot (\$2,985.00 per month).
- **REAL ESTATE TAXES:** Estimated at \$2.58 per rentable square foot (\$1,290.00 per month).
- **TOTAL MONTHLY PAYMENT:** Estimated at \$28.55 per rentable square foot (\$14,275.00 per month).
- **SECURITY DEPOSIT:** \$14,300.00
- **IMPROVEMENTS:** The space is being offered "as is". All improvements to the leased premises will be Tenant's responsibility.
- **DESCRIPTION:** A nice restaurant / bar space located on the first and second floors with easy access and ample parking.
- **RENOVATION / TERMINATION CLAUSE:** 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 during the first three years of the lease.

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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