

Slifer Management Company

Property Management & Leasing

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



- **PREMISES:** Space U201
- **SIZE:** 1,291 rentable square feet
- **AVAILABLE:** Immediately
- **TERM:** 1 - 5 years
- **BASE RENT:** \$17.00 per rentable square foot (\$1,828.92 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 (\$642.27 per month)
- **REAL ESTATE TAXES:** Estimated at \$2.58 per rentable square foot (\$277.57 per month)
- **TOTAL MONTHLY PAYMENT:** Estimated at \$25.55 per rentable square foot (\$2,748.76 per month)
- **SECURITY DEPOSIT:** \$2,800.00
- **IMPROVEMENTS:** The space is being offered "as is". All improvements to the leased premises will be Tenant's responsibility.
- **DESCRIPTION:** A very nice office space located on the second floor with easy access and ample parking. Hard wood floors and private bathroom with shower.
- **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