

Slifer Management Company

Property Management & Leasing

**RETAIL / OFFICE SPACE
AVAILABLE FOR LEASE
EDWARDS VILLAGE CENTER
EDWARDS, COLORADO**



- **PREMISES:** Unit G-104, Edwards Village Center
- **SIZE:** 1,270 rentable square feet
- **AVAILABLE:** Immediately
- **TERM:** 1 – 5 years
- **BASE RENT:** \$26.00 per square foot (\$2,751.67 per month)
- **ESCALATION:** Annual escalation of the base rent based upon the Denver CPI
- **COMMON AREA MAINTENANCE:** Estimated at \$8.90 per square foot (\$941.92 per month)
- **REAL ESTATE TAXES:** Estimated at \$3.70 per square foot (\$391.58 per month)
- **TOTAL MONTHLY PAYMENT:** Estimated at \$38.60 per square foot (\$4,085.17 per month)
- **SECURITY DEPOSIT:** \$4,100.00 or an amount equal to one month's base rent, common area maintenance estimate and real estate tax estimate, whichever is greater
- **IMPROVEMENTS:** The space is being offered "as is". All improvements to the Leased Premises will be Tenant's responsibility.
- **DESCRIPTION:** Nice ground level retail / office space with good visibility. Located in popular, high-traffic retail / office complex. Easy access, abundant parking, close to many shops, offices and restaurants.

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