

OFFICE SPACE FOR LEASE

2285 MANATT COURT

CASTLE ROCK · CO



navpoint
REAL ESTATE GROUP



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Property Overview

2285 MANATT COURT

Property Address	2285 Manatt Court, Castle Rock, CO, USA
Property Type	Office, Industrial
Lease Rate	\$19.00/SF
NNN	\$7.95/SF/YR
Suite Size	2,000 SF Total — 1,000 SF High-Finish Office + 1,000 SF Warehouse
Parking Spaces	11 Included

Click [here](#) to watch a walkthrough of 2285 Manatt Ct.

DESCRIPTIONS

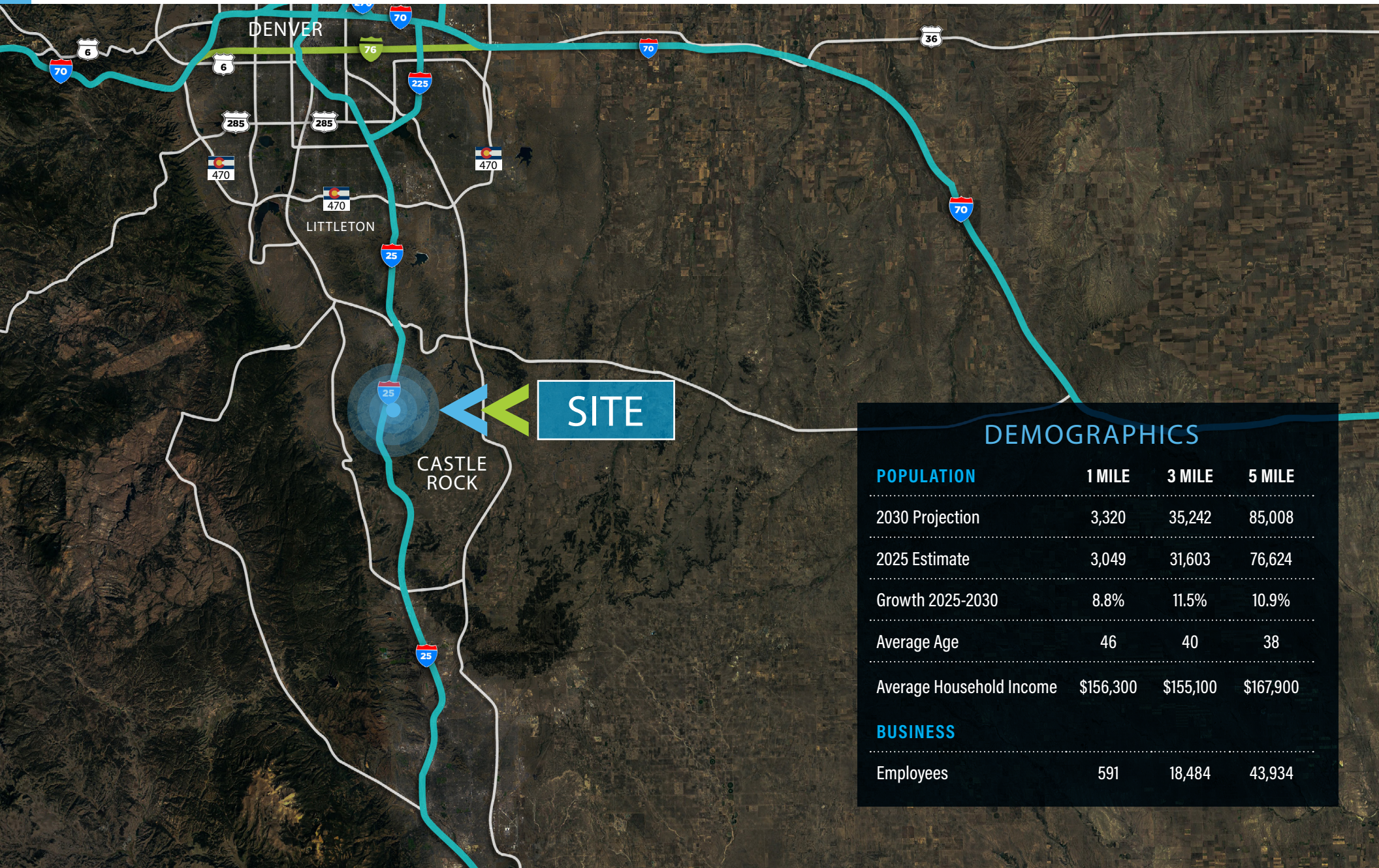
- Landlord Occupied Building
- Available October 1st, 2026
- Transparent Operating Expenses
- Close Proximity to I-25
- 800 SF of Additional Warehouse Space for Lease
- 12 FT x 10 FT Garage Doors
- Units Separately Metered



Property Photos

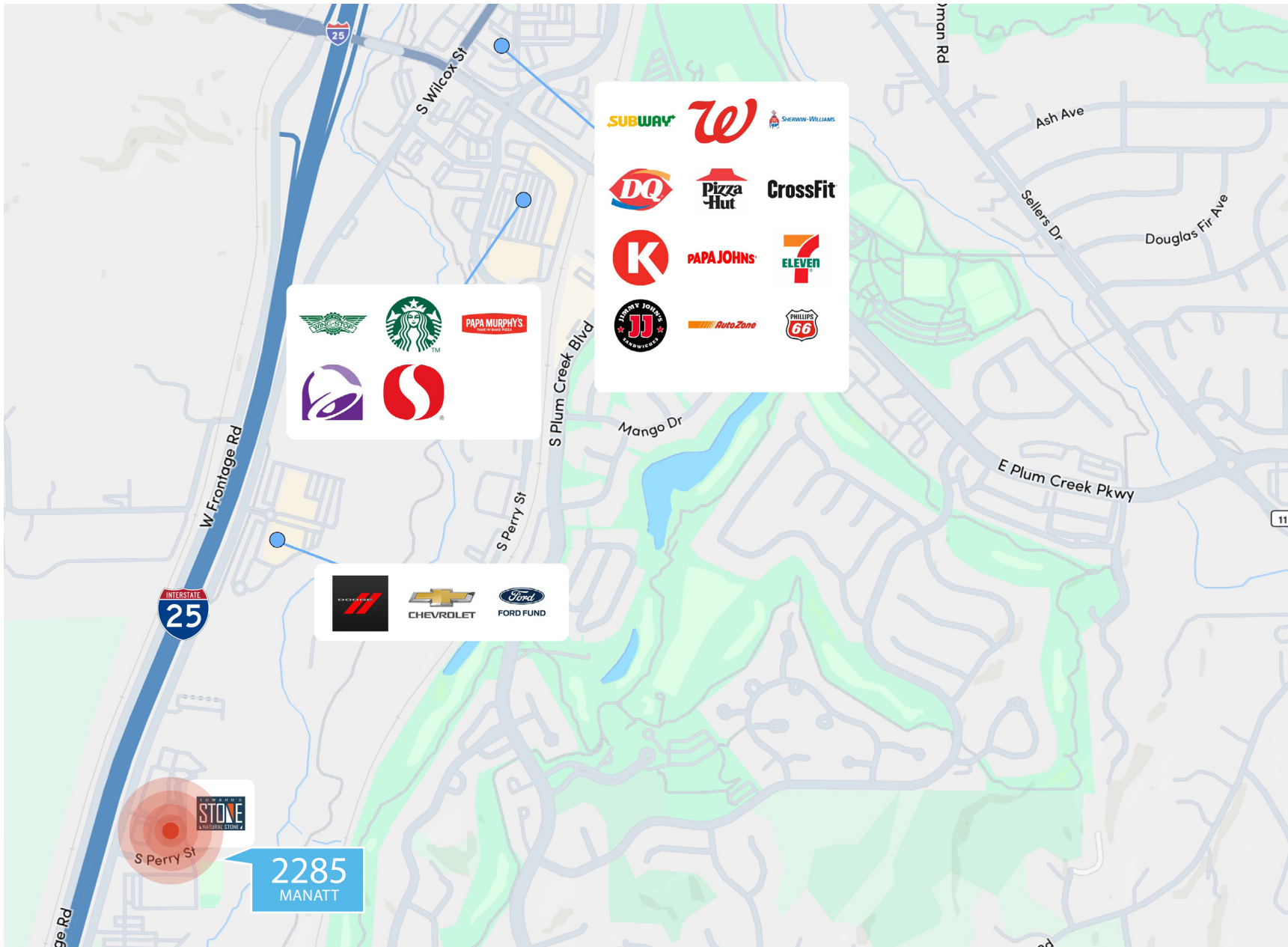


Location Overview



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	3,320	35,242	85,008
2025 Estimate	3,049	31,603	76,624
Growth 2025-2030	8.8%	11.5%	10.9%
Average Age	46	40	38
Average Household Income	\$156,300	\$155,100	\$167,900
BUSINESS			
Employees	591	18,484	43,934

Nearby Retail



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