



LIFE SCIENCE AND LAB SPACE AVAILABLE



1585 S Perry Street | Castle Rock, CO 80104



Building Size:	40,066 RSF
Land Size:	3.01 Acres
Year Built /Renovated:	2003 / 2016
Parking:	87 Total
Available Space:	16,051 RSF
Office:	3,950 RSF
Lab:	6,900 RSF
Warehouse:	5,201 RSF

LEASE OPTIONS

Lease Rate:	Negotiable
Operating Expenses:	\$8.54 (2024 Estimate)
Utilities:	Included in OPEX

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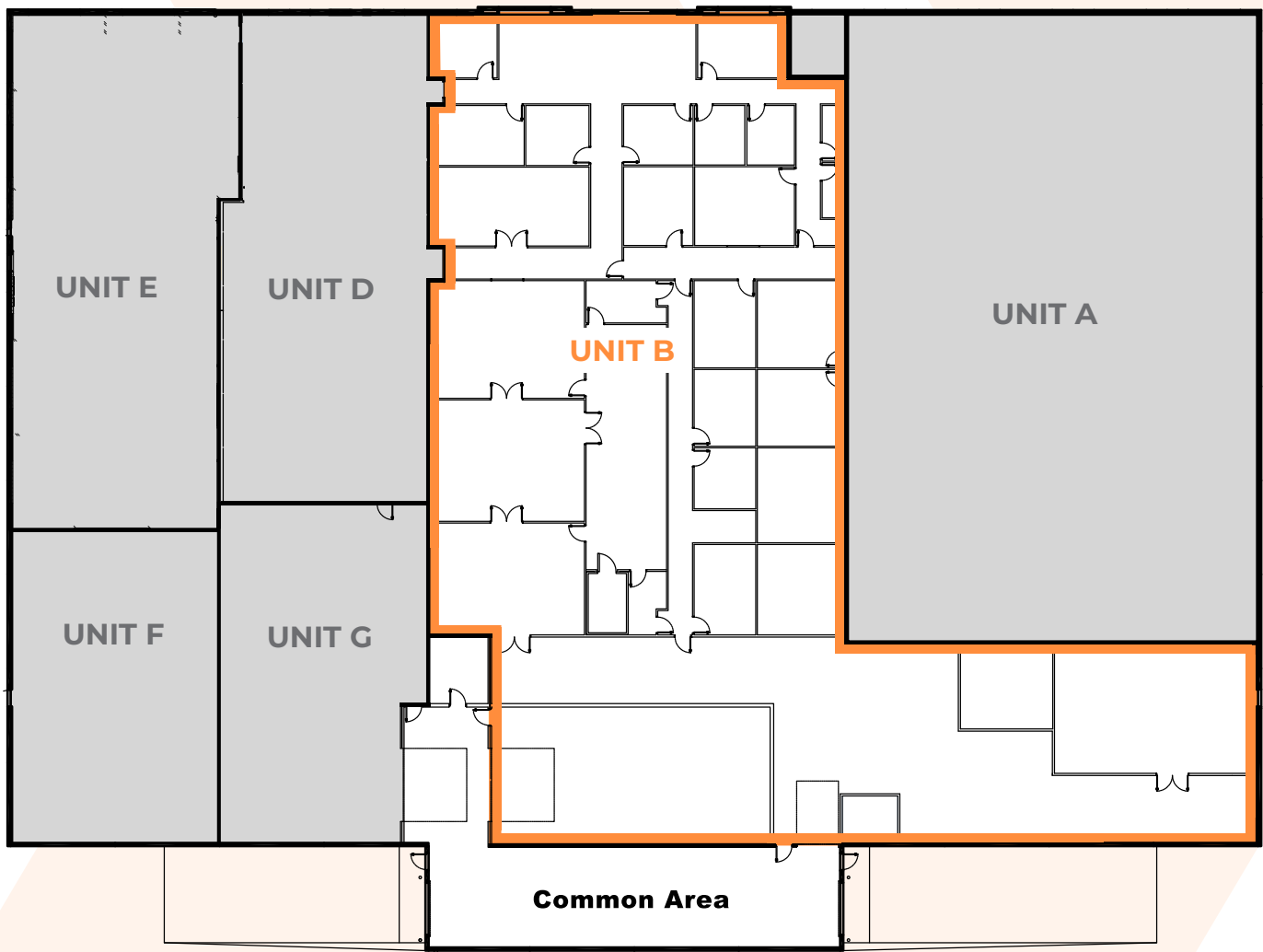
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- » Existing Lab Infrastructure in Place
- » Efficient and modern office layout
- » LED Lighting throughout
- » Dock High & Drive In loading access
- » Locally owned and managed
- » Easy access to I-25 & downtown Castle Rock

UNIT B | 16,051 RSF

AVAILABLE NOW | LEASE RATE IS "NEGOTIABLE"

Former Pharmaceutical Testing lab with existing infrastructure, including a modular clean room in place. All other units are Leased.



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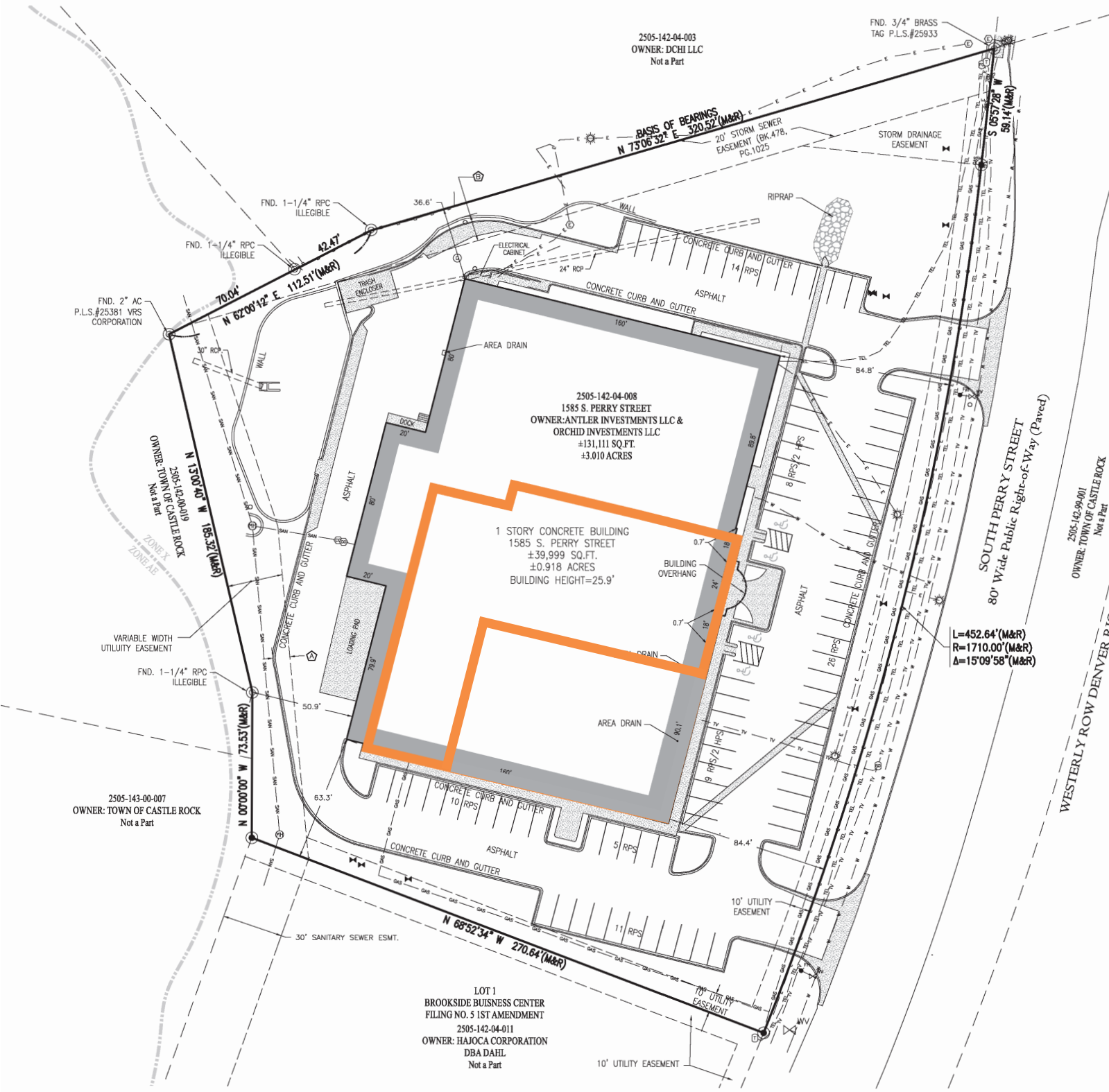
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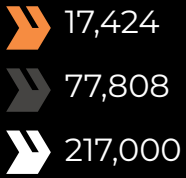


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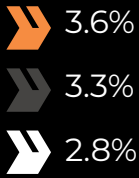
DEMOGRAPHICS



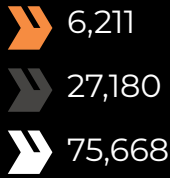
**2020
Population**



**2010-2022
Growth**



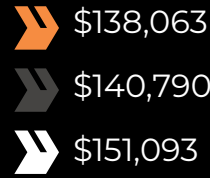
**2020
Households**



**Median
Home Value**



**Avg HH
Income**

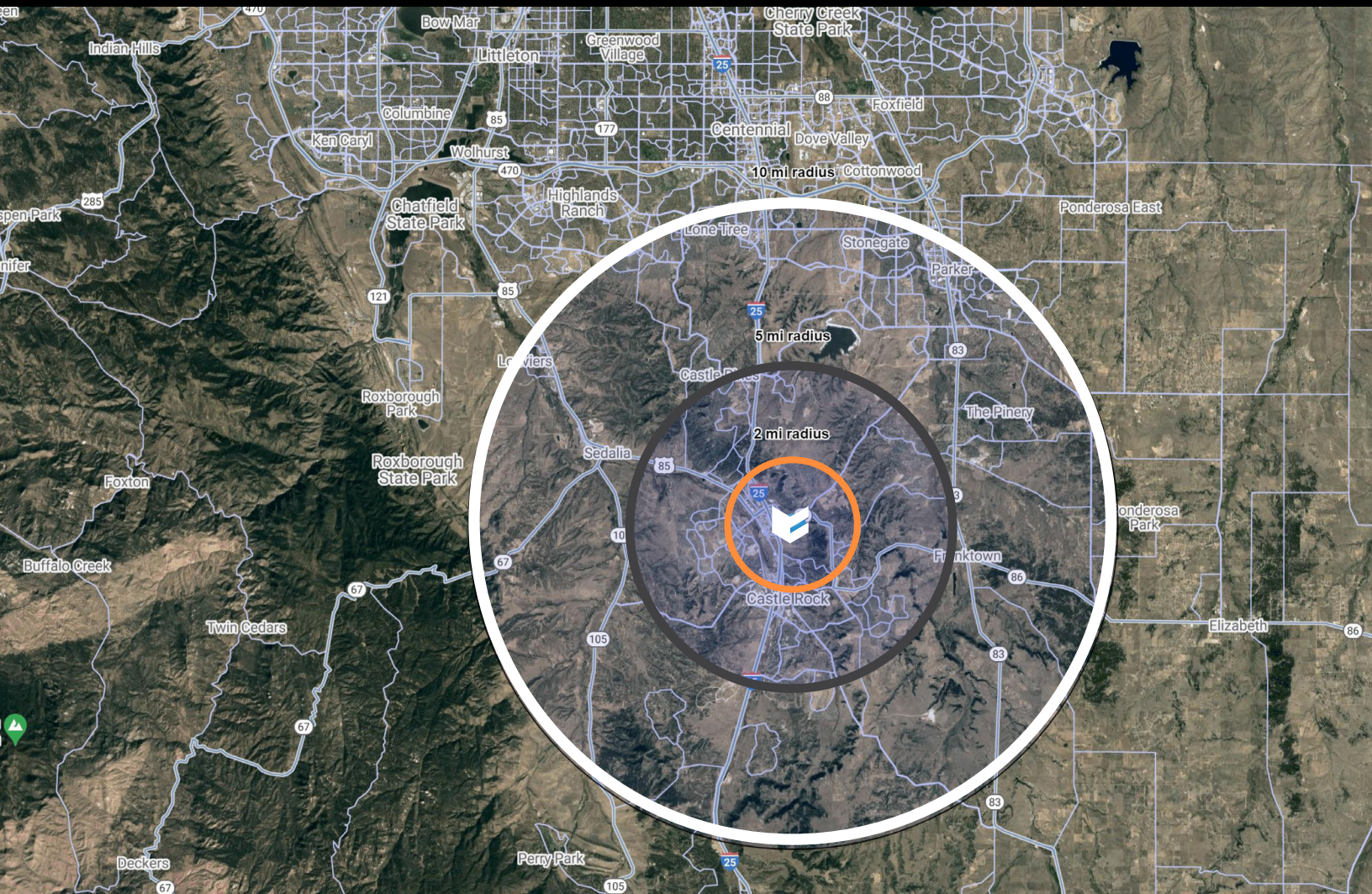


**Total
Employees**



Source: CoStar Group

○ 2 Mile
 ○ 5 Miles
 ○ 10 Miles





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4th

Best Place to Live
CNN Money

7th

Fastest Growing City
US Census

5th

Wealthiest County
Forbes

2nd

Healthiest County
US News

Castle Rock is an affluent community on the front range of the Colorado Rocky Mountains located between Denver and Colorado Springs. Nestled along I-25, Castle Rock is a town on the rise, with a well-educated population that is estimated to grow to nearly 81,000 by 2025. Castle Rock, which is home to many current and planned master planned communities, will benefit from continued investment in the area. Existing platted single family housing is 61% built out and multi-family housing is 14%. In addition, there are over 4,000 shovel ready lots in Castle Rock.

Source: Castle Rock Economic Development



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