



BEAU GAMBLE
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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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303.449.1420 | www.deancallan.com

HIGH-TECH OFFICE SPACE FOR SUBLEASE

**1000 MCCASLIN BOULEVARD, SUITE 303
SUPERIOR, COLORADO 80027**

In-demand high-tech office space for sublease. The space is equipped with beautiful high-end finishes and glass walled private offices. Spacious with a bounty of natural light with east facing views of the Metro Denver area only viewable on such a dramatic hilltop campus such as Superior Pointe.

[Call us for more information and to set up a tour.](#)

TERMS

| | |
|-----------------|--------------------|
| Suite 303 Size: | 5,296 SF |
| Lease Rate: | \$17.50 / SF / NNN |
| Expenses: | \$12.83 / SF |
| Available: | NOW |
| Term: | Thru 06/30/2026 |

PROPERTY FEATURES

- Access to common area outdoor plaza with unobstructed western views of the Flatirons.
- Proximity to many hiking and biking trails
- Immediate access to US 36
- Retail and Restaurants within one-half mile
- Upscale lobby
- Showers and Lockers available to tenants



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS

19,775

5 MILE RADIUS

88,517

10 MILE RADIUS

523,051

EMPLOYEES

2 MILE RADIUS

9,912

5 MILE RADIUS

31,285

10 MILE RADIUS

225,474

HOUSEHOLDS

2 MILE RADIUS

7,803

5 MILE RADIUS

36,810

10 MILE RADIUS

207,665

HOUSEHOLD INCOME

2 MILE RADIUS

\$146,198

5 MILE RADIUS

\$130,243

10 MILE RADIUS

\$122,076

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