











BEAU GAMBLE Broker Associate

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KEVIN NELSON

Broker Associate

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 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.



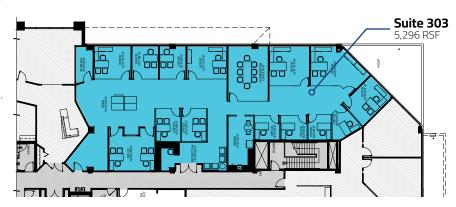
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Suite 303 Size:	5,296 SF	
Lease Rate:	\$17.50 / SF / NNN	
Expenses:	\$12.83 / SF	
Available:	NOW	

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

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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					
\$146,198	5 MILE RADIUS \$130,243	10 MILE RADIUS \$122,076			

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