



**DEAN CALLAN**  
**& COMPANY INC**

**CHRISTIAN SMITH**  
**Senior Broker Associate**  
720.530.0174  
christian@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## OFFICE/RETAIL SPACE FOR LEASE

1697 COALTON ROAD  
SUPERIOR, COLORADO 80027

**Safeway anchored Office/Retail/Medical Space located in the Rock Creek Village shopping center of Superior, CO.**

Unit is bright and spacious, with great signage opportunity, and is highly visible from Coalton Road and Rock Creek Parkway. Endless parking, and surrounded by an abundance of rooftops (customers)! Adjacent to Community Park and in walking distance to Flatirons Crossing Mall.

**Call us for more information and to set up a tour.**

## TERMS

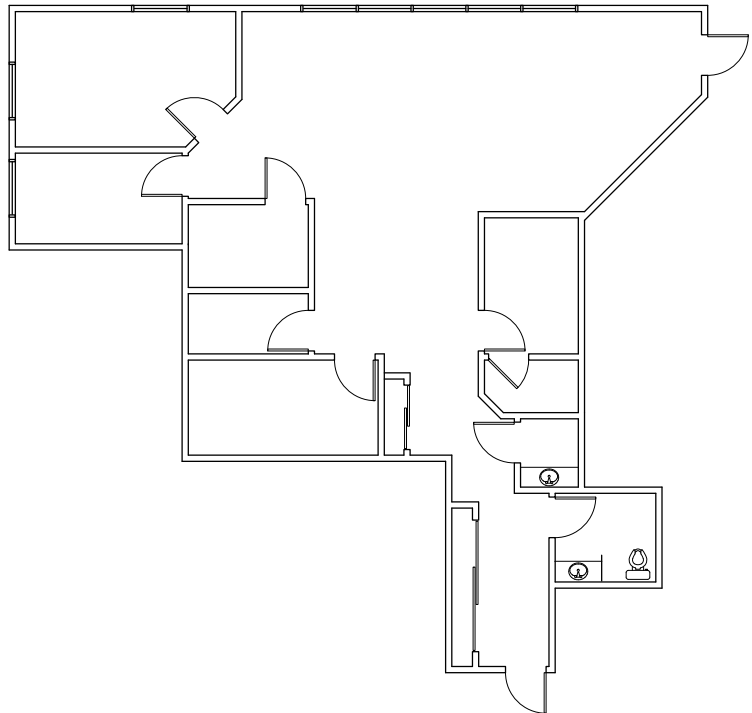
|             |                          |
|-------------|--------------------------|
| Size:       | 1,779 SF                 |
| Lease Rate: | \$17.50 / SF / NNN       |
| Expenses:   | \$12.53 / SF (Est. 2024) |

## PROPERTY FEATURES

- Suite C is a first-floor office space with a reception area, 6 private offices, an in-suite restroom, and storage
- Bountiful free parking
- Within walking distance to a multitude of amenities
- Quick access from highway 36



### UNIT C - FLOOR PLAN





Call us for more information  
and to set up a tour.

## DEAN CALLAN & COMPANY INC

**CHRISTIAN SMITH**  
Senior Broker Associate  
720.530.0174  
christian@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)



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.