



Each office independently owned and operated

**FOR LEASE**

**OFFICE BUILDING**

# STAGECOACH

30480 STAGECOACH BLVD, EVERGREEN, CO 80439

**RE/MAX COMMERCIAL ALLIANCE**

5440 Ward Road | Suite 260

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## PROPERTY INFORMATION

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$17.00 - 30.00 SF/yr (NNN; Full Service)
Building Size:	10,983 SF
Available SF:	200 - 4,000 SF
Lot Size:	1,022,745,240 SF
Number of Units:	18
Year Built:	1978
Zoning:	RC1

## PROPERTY OVERVIEW

Unit 50 - Traditional NNN lease for around 1,000 sft

Unit 200 - Traditional NNN lease for around 4,000 sft

Unit 201+ - Month-to-month with 16 private offices starting at \$800 per month (each office)

## PROPERTY HIGHLIGHTS

- Various options - traditional | individual offices | hybrid of the two
- Up to ~4,000 sft of contiguous space available
- As small as ~200 sft available (individual offices)
- Executive / team size offices open
- 26,391 cars pass this building a day
- HIGH SPEED INTERNET
- Office hours access
- Ample parking
- Shared access to conference room (reservation required)
- Share access to printing capabilities

OFFICE BUILDING  
FOR LEASE



# PROPERTY DESCRIPTION



## OFFICE BUILDING FOR LEASE

### PROPERTY DESCRIPTION

Unit 50 - Traditional NNN lease for around 1,000 sft  
Unit 200 - Traditional NNN lease for around 4,000 sft  
Unit 201+ - Short Term (STR) concept for (GUESS) 16 spaces starting at \$500 per month (each office)

### LOCATION DESCRIPTION

Frontage to Evergreen Parkway - this site is ideal for anyone in the Evergreen area!

30440 Stagecoach Boulevard, Evergreen, CO, offers a prime location for office space use, perfectly combining natural surroundings with modern accessibility. Situated in the heart of the Rocky Mountains, this property provides an inspiring and serene backdrop for your office operations.

Nestled among towering pine trees and picturesque landscapes, this office space offers a peaceful and productive environment. The crisp mountain air, panoramic vistas, and occasional wildlife sightings contribute to a refreshing atmosphere that fosters focus and creativity.

Conveniently positioned, 30440 Stagecoach Boulevard allows seamless access to both the amenities of Evergreen and the broader Denver metropolitan area. Local conveniences, dining establishments, and other essential services are just a short drive away, ensuring a harmonious blend of work and lifestyle.

From your office windows, you'll be treated to breathtaking views of majestic peaks and rolling valleys. Whether it's a moment of respite gazing at the mountains or drawing inspiration from the surroundings during brainstorming sessions, the natural beauty outside complements the business endeavors within.

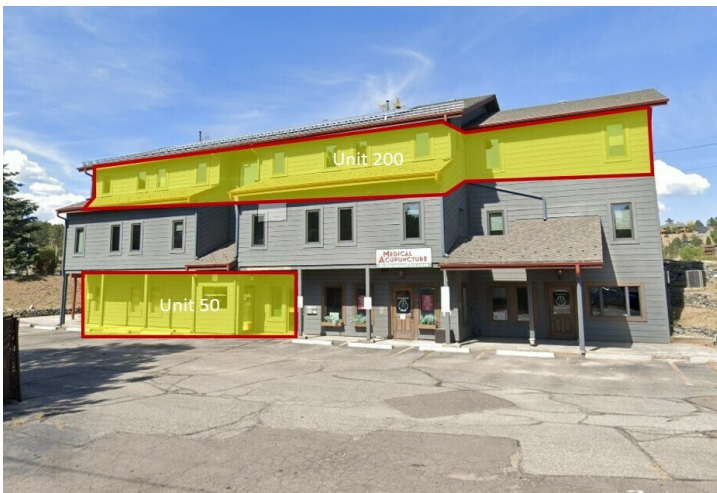
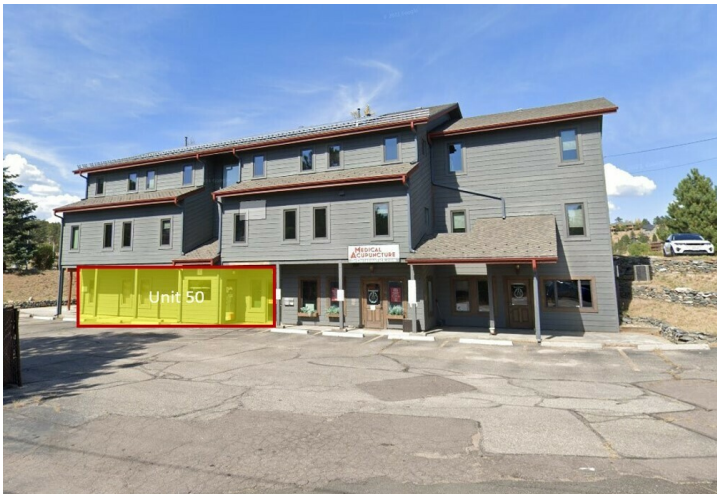
With a setting characterized by evergreen forests, serene lakes, and open spaces, this location provides an ideal backdrop for fostering a productive and innovative work environment. It's a space that invites you to embrace the tranquility of nature while achieving professional excellence in a setting that seamlessly blends the rugged outdoors with modern functionality.

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Various options - traditional | individual offices | hybrid of the two
- Up to ~4,000 sft of contiguous space available
- As small as ~200 sft available (individual offices)
- Executive / team size offices open
- Amenities include (STR's) -
- HIGH SPEED INTERNET
- Office hours access
- Ample parking
- Shared access to conference room (reservation required)
- Share access to printing capabilities
- Share access to patio space
- 26,391 cars pass this building a day



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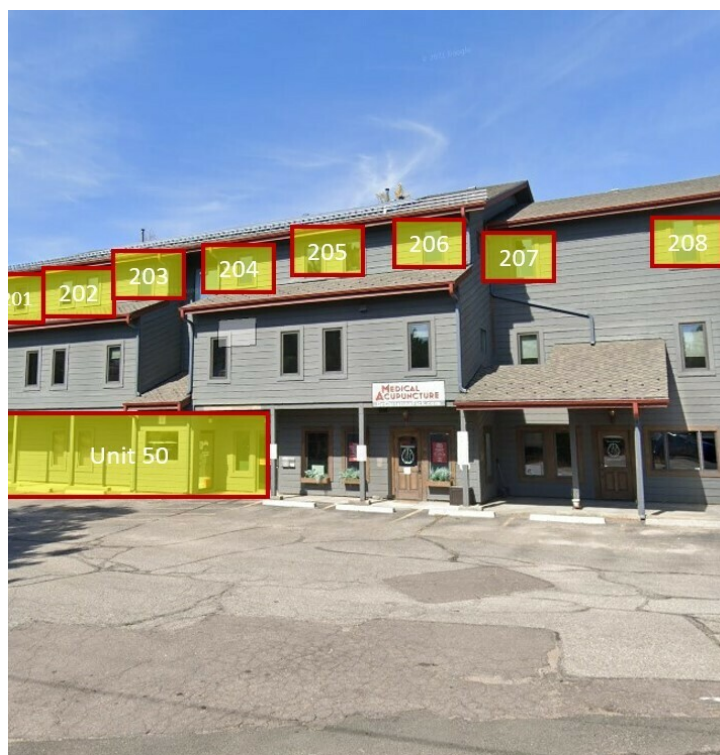
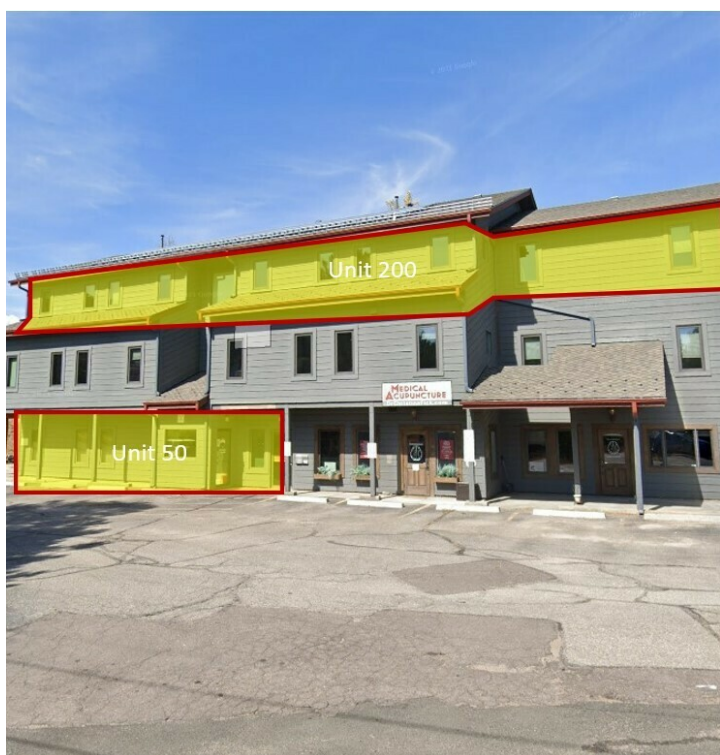
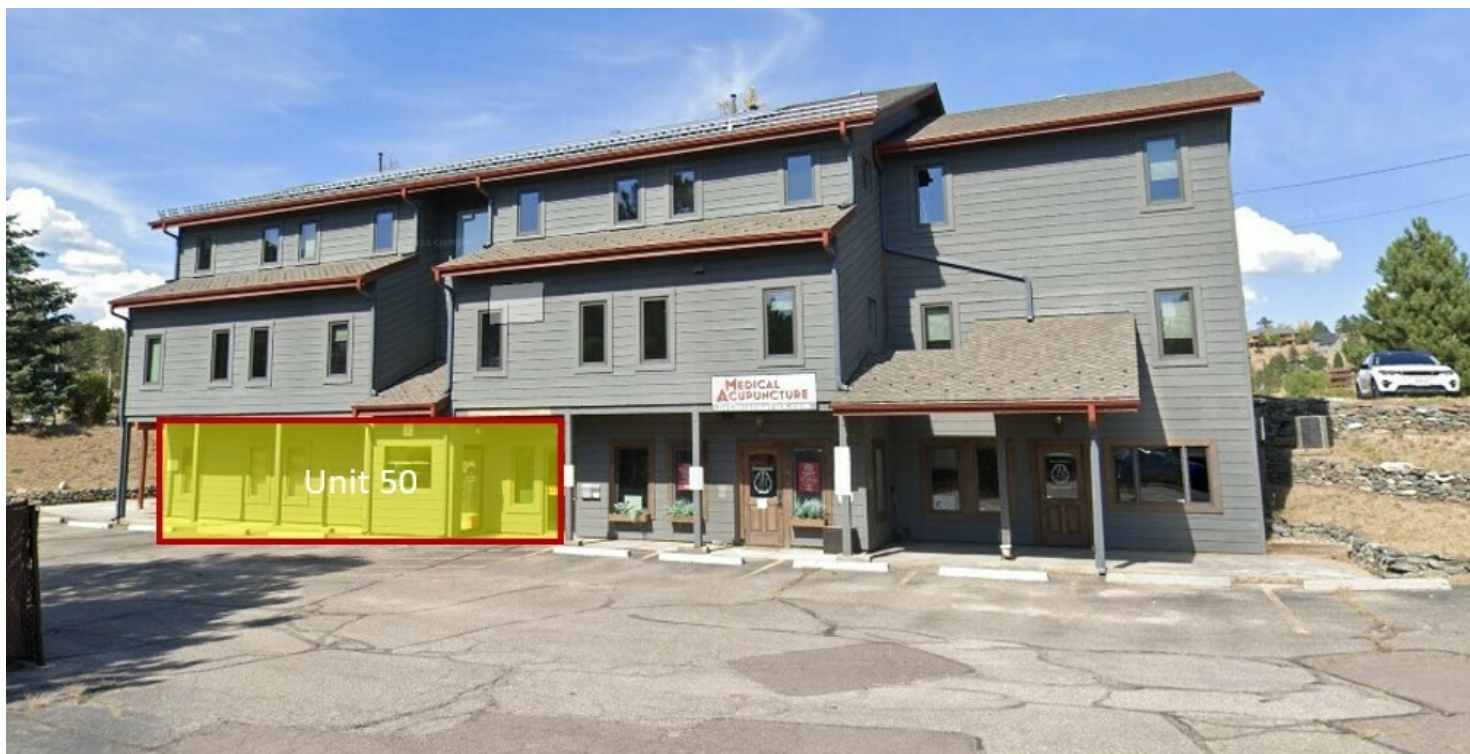
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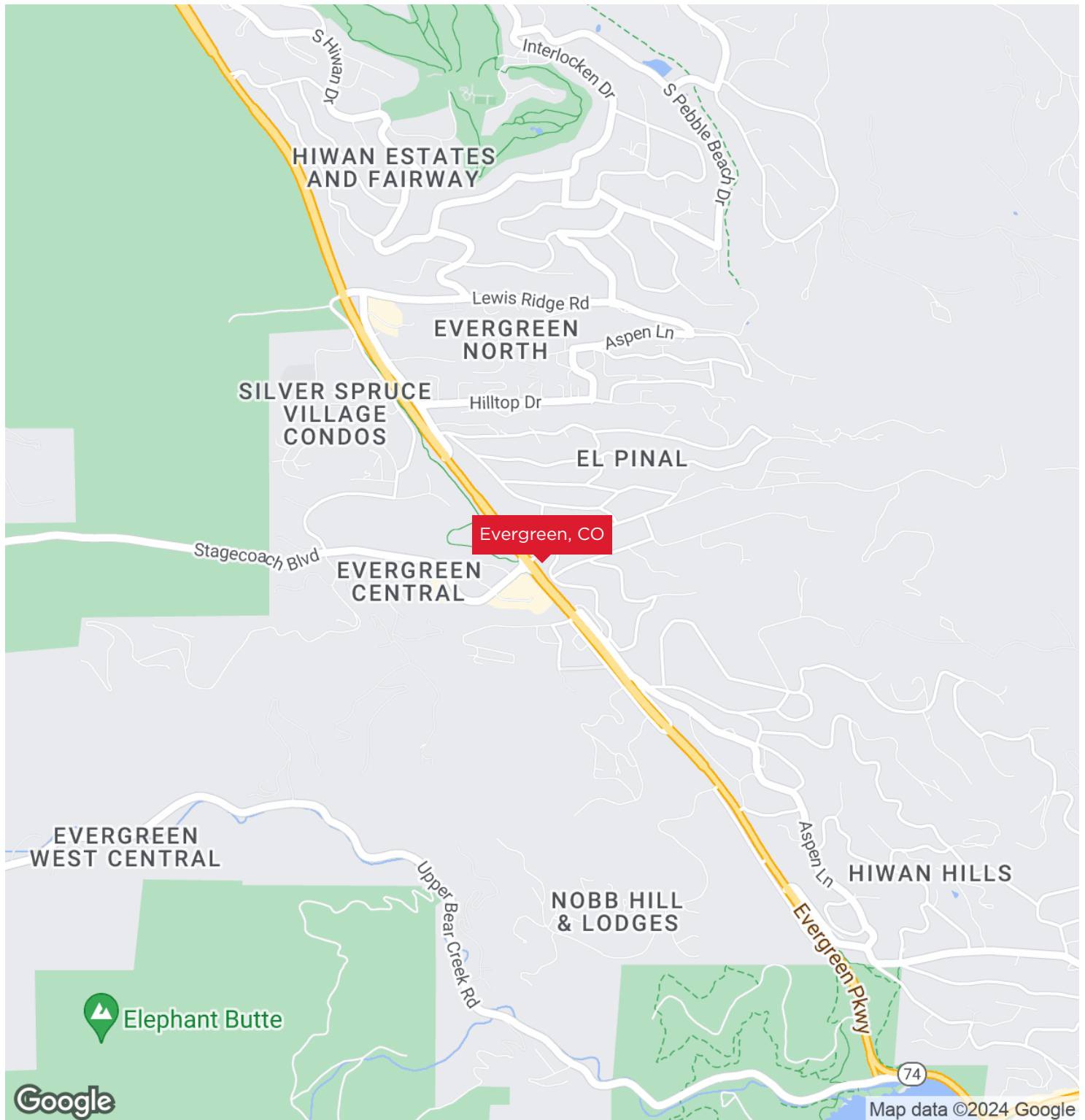


# //ADDITIONAL PHOTOS



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# REGIONAL MAP

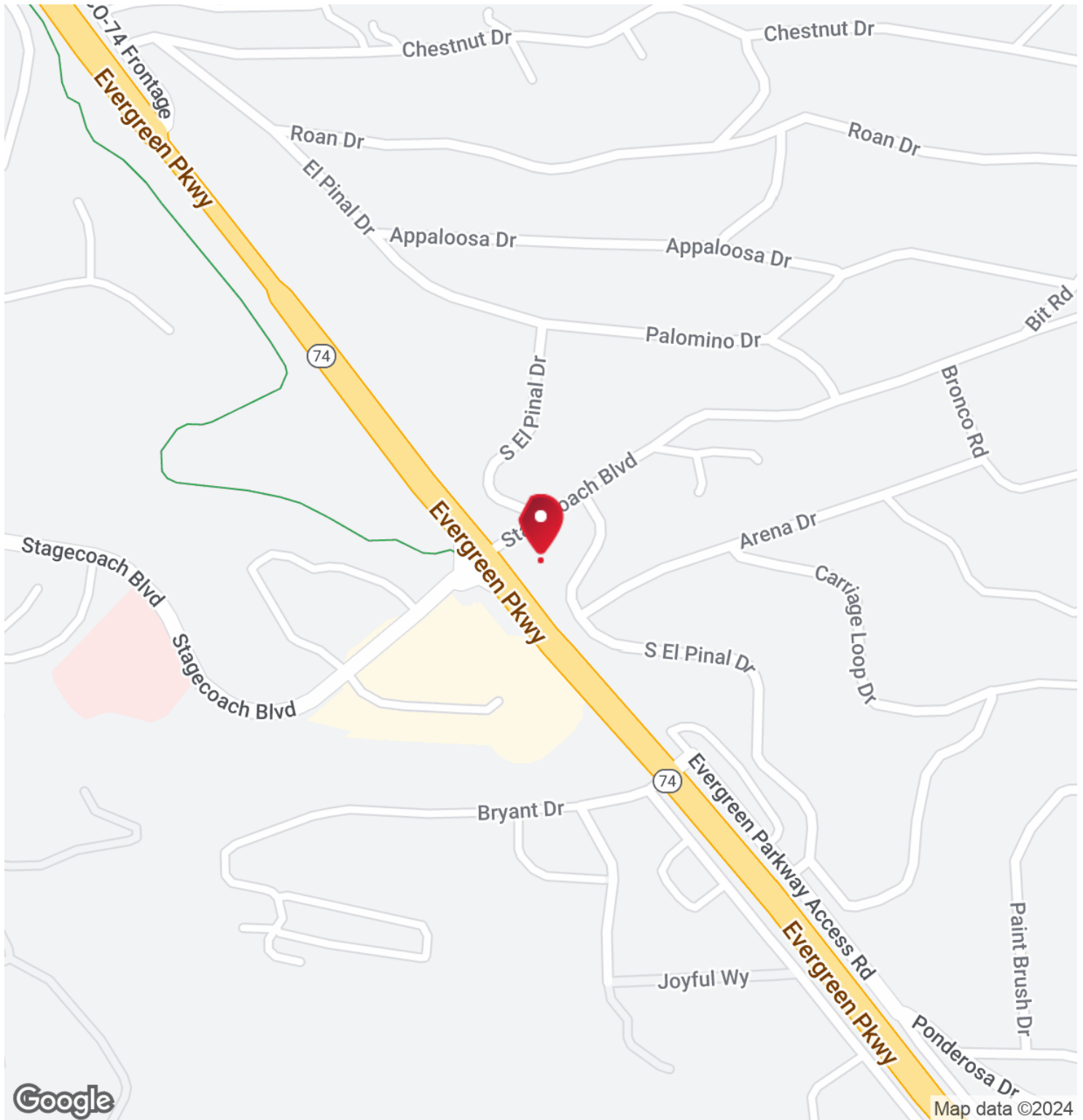


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# LOCATION MAP



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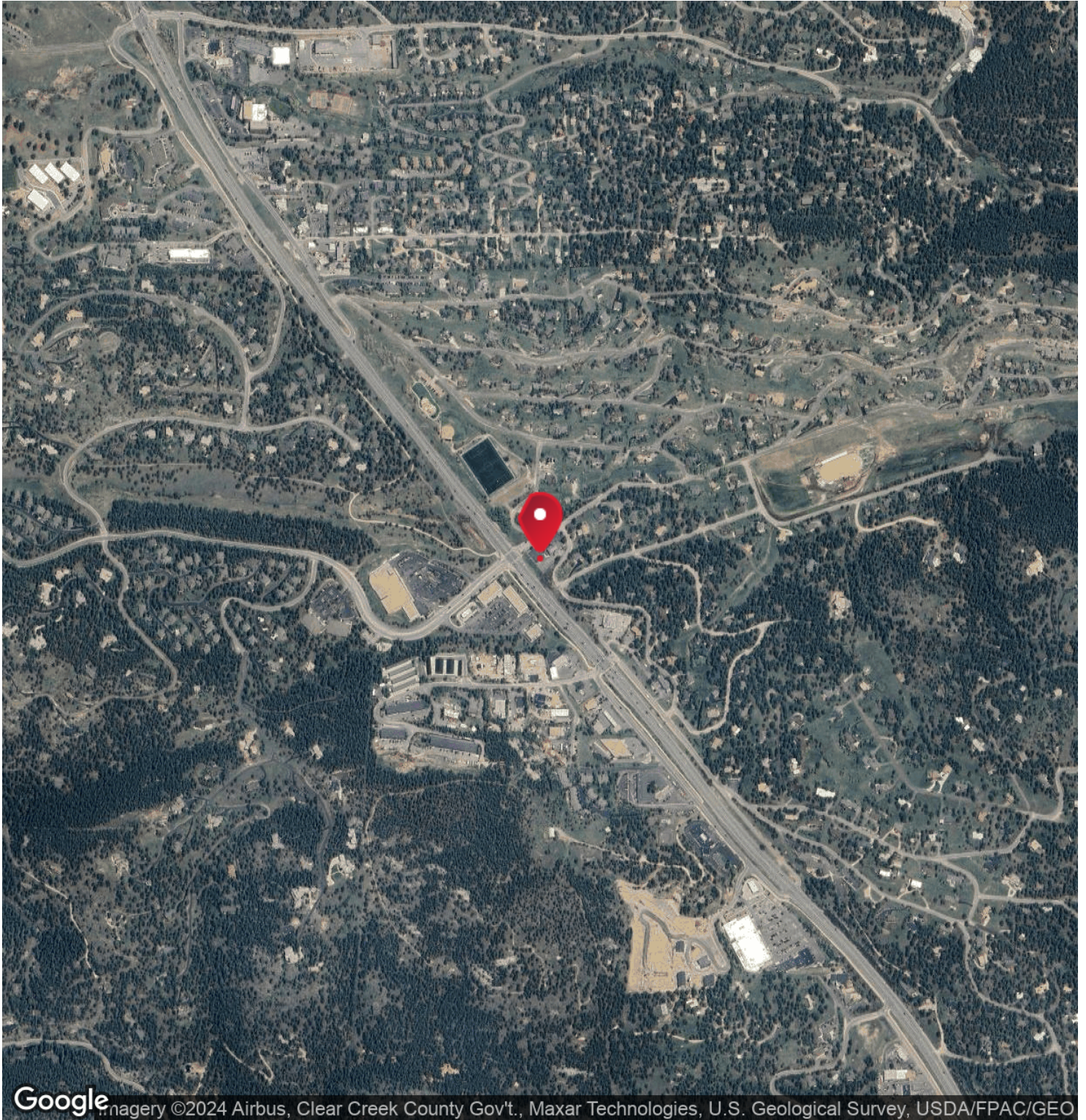
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# AERIAL MAP



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# //SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

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