



PROPERTY HIGHLIGHTS

Freestanding building available for lease in the heart of Lyons (located in Winter Plaza in-between Main Street and Broadway). The space was previously occupied by a medical clinic and features reception area/waiting room, 9 offices/treatment rooms (6 with sinks), kitchen, and multiple restrooms. Excellent opportunity for another medical/clinic user, but the flexible zoning allows for a variety of uses including retail, restaurant, and office, among others. Walking distance to many amenities and ample on-site parking. Tenant improvements available.

- On-site parking
- Freestanding building
- Flexible zoning
- Walking distance to many restaurants & amenities.

Available SF: 1,500 - 3,000 RSF
Available: Immediately
Lease Rate: \$22.50/RSF Gross
TI Allowance: Negotiable

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

CONTACT US

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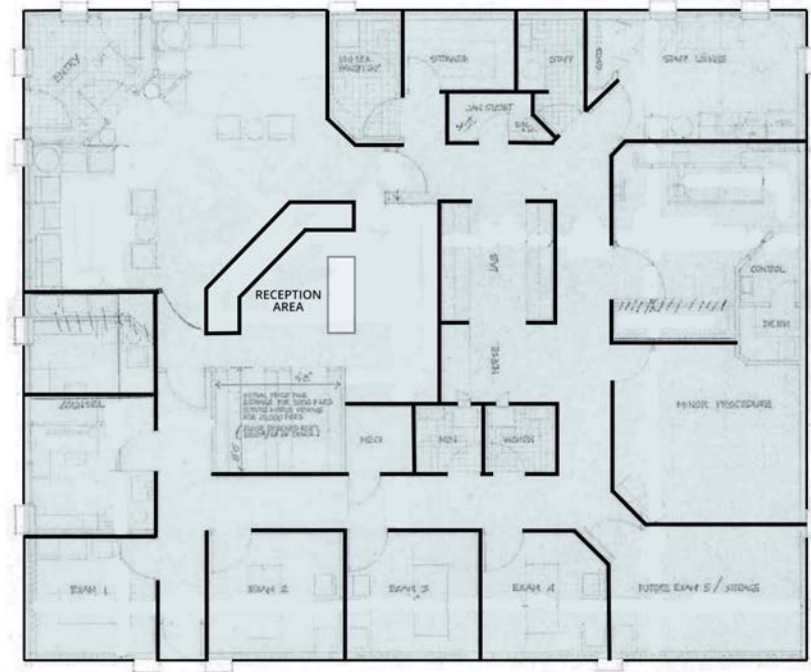
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MEDICAL/RETAIL/OFFICE BUILDING FOR LEASE WINTER PLAZA

Colorado
Group

303 MAIN STREET, LYONS, CO 80540

PROPERTY FLOOR PLAN



Current Floor Plan



Potential Multi-Tenant Retail Plan

Potential Multi-Tenant Office Plan

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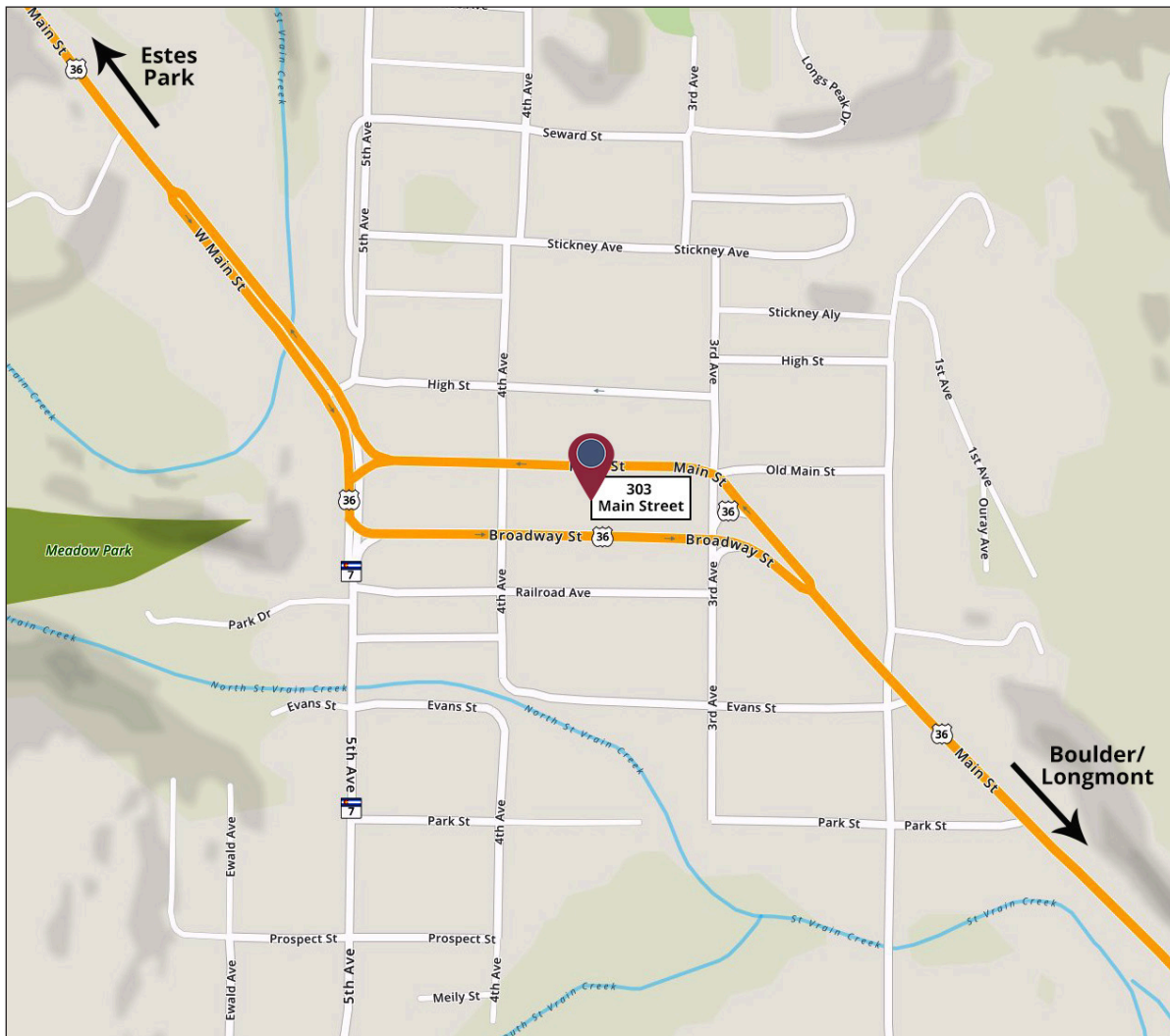
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PROPERTY LOCATION



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