

# 363 EAST ELKHORN AVENUE

ESTES PARK, COLORADO 80517



**SMALL OFFICE  
SUITES AVAILABLE**

**CENTRAL LOCATION IN  
ESTES PARK**

**LOW OFFICE SPACE  
INVENTORY IN AREA**

## TENANT MIX

TENANT MIX	SUITE
Estes Park Housing Authority	101
Arthur J. Gallagher Risk Management Services, Inc.	202
Unknown	203
Lodge Threads	206
The Car Park, LLC	208
Kathryn S. Asche, CPA PC	209 & 210
Alpine Counseling Services, LLC	301
Susan Anderson	301A
US Bank	304
Stein & Associates, CPA PC	310
Kenneth McDonald, PSY D	311
Streamside Solutions, LLC	313

## SUITE

## SUITES AVAILABLE

Suite 201	1,511 SF
Suite 204	418 SF
Suite 309	385 SF

*\*The landlord requires a one-year termination option on all leases at this property.*

## LEASE RATE

\$16.00/SF Modified Gross

## PROPERTY FEATURES

Building Size: 9,867 SF

Site Size: 1.8 Acres

YOC: 2004

City County: Garfield County



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Estes Park is a #1 tourist destinations for Colorado. Click [here](#) for an article, released by Forbes, discussing Estes Park:

**ESTES PARK**



## #1 TOURIST DESTINATION

For Colorado  
Forbes



## BEST MOUNTAIN TOWN

Basecamp to Rocky Mountain National Park  
Sunset Travel Awards



## BEST IN TRAVEL

Money Magazine



**\$70,477**

Median household income



**6,310**

Estimated 2020 population



**\$380,000**

Median home value  
worldpopulationreview

For more information, please contact:

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