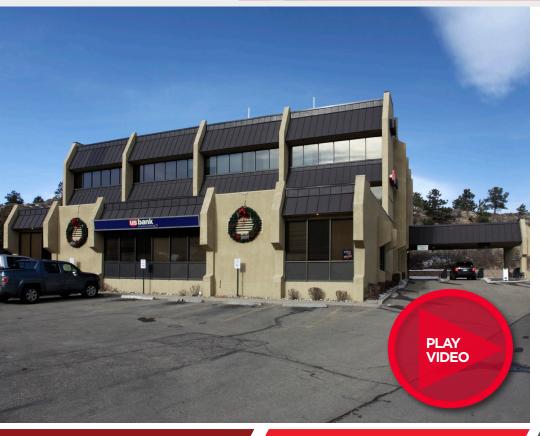


363 EAST ELKHORN AVENUE

ESTES PARK, COLORADO 80517







SMALL OFFICE SUITES AVAILABLE

CENTRAL LOCATION IN ESTES PARK

SUITE

LOW OFFICE SPACE INVENTORY IN AREA

TENANT MIX

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

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

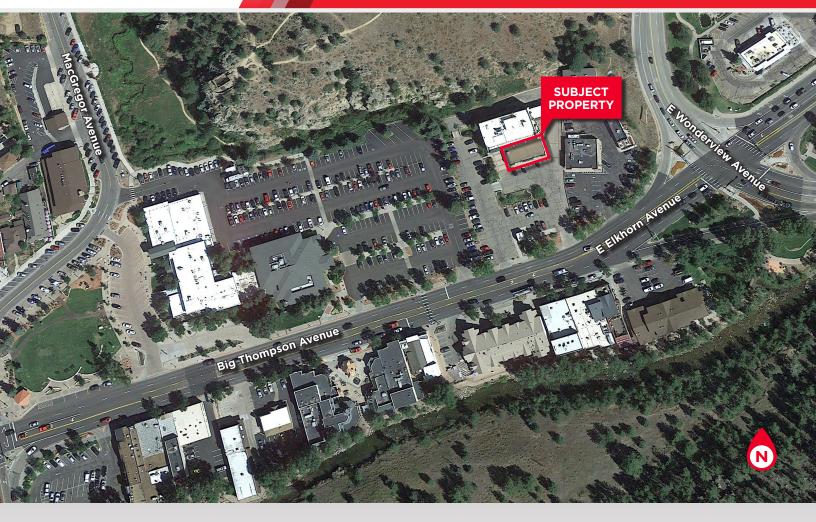
YOC: 2004

City County: Garfield County



363 EAST ELKHORN AVENUE

ESTES PARK, COLORADO 80517



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:

NICO DEMETRIAN

Associate Broker

+1 720 908 2711

nico.demetrian@cushwake.com

1401 Lawrence Street, Suite 1100 Denver, Colorado 80202

T +1 303 292 3700

F +1 303 534 8270

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.