

LEASE PROMOTION:

Half Rent for First Year of 5 year Minimum Lease - \$22.00/SF Full Service Gross*



221 WILCOX ST

— CASTLE ROCK, CO 80104 —



Heart of Downtown Castle Rock New Construction Spec Suite for Lease

SCAN OR CLICK TO
VIEW VIRTUAL TOUR



Colliers is pleased to offer for lease a 4,338 SF high-end, Class A+ spec within 221 Wilcox St., the newest mixed Development in Downtown Castle Rock consisting of retail, office, and apartment units. Construction was completed in September 2024. The location and quality of the building and space is unmatched in the area. The building is a two minute walk to the Douglas County Parking Garage and is surrounded by the best restaurants in Downtown Castle Rock including Great Divide Brewery, Scileppi's at the Old Stone Church, and the Office Bar & Kitchen. It is just down the street from Festival Park and the Plum Creek Trailhead.

Colliers

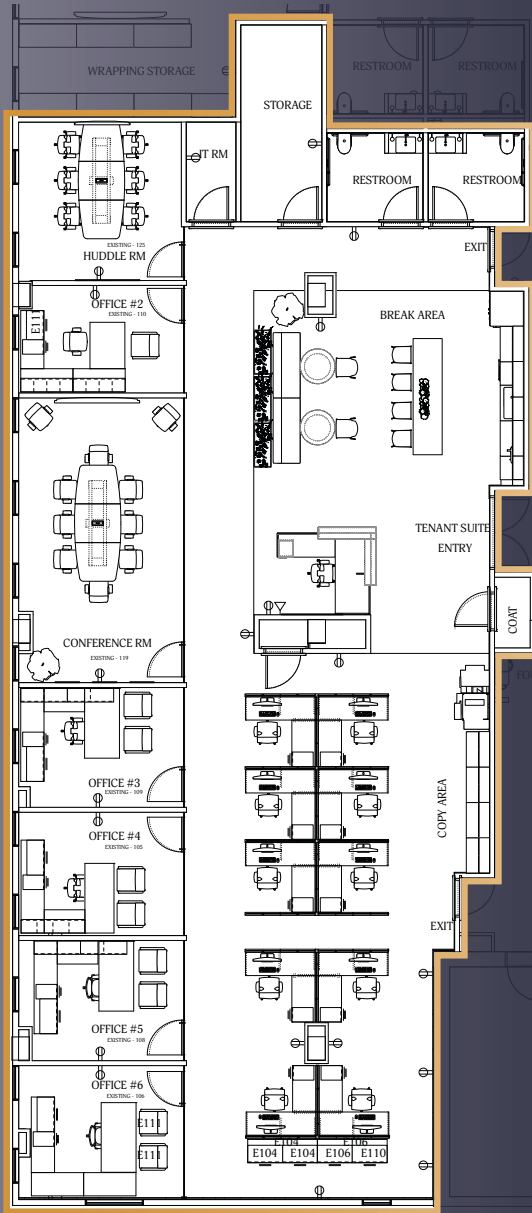
Jeremy Reeves

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*Conditions apply. No other abated rent provided.
Promotion subject to end at any time at Landlord's discretion



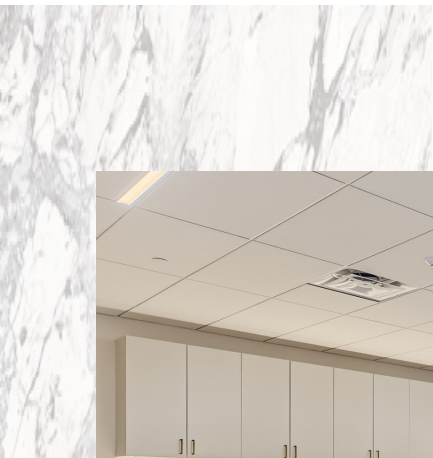


Tenant Suite 4,338 RSF





- Custom Class A+ finishes throughout
- Efficient spec suite
- Furniture may be available
- Restrooms in suite
- Great retail and restaurant amenities on first floor and surrounding building
- Direct access to East Plum Creek and Festival Park
- Ample Parking in Douglas County Garage
- Minutes to I-25 and Phillip S. Miller Park





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