



500 Discovery Pkwy

Superior, CO

Office Space Available for Lease - **Leasing Incentive!**

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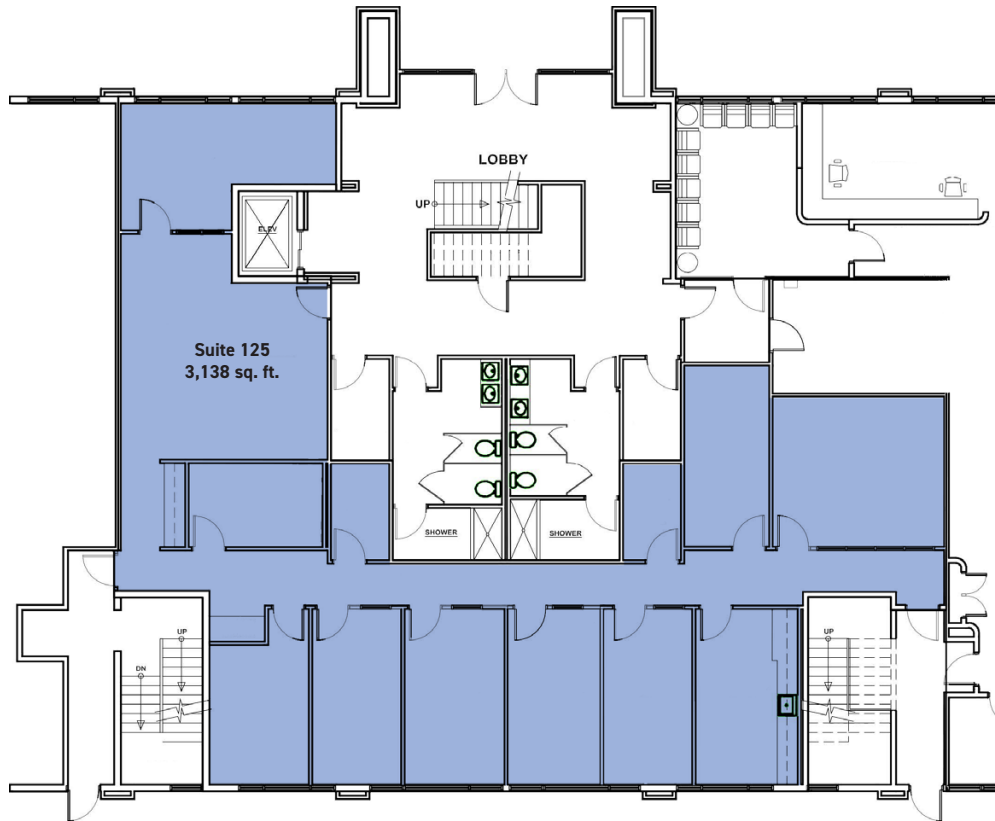
Available Space	3,138 - 5,937 sq. ft.
Lease Rate / sq. ft.	\$19.00 - \$22.50 NNN \$14.95 NNN
Expenses / sq. ft.	\$16.12*

**Including Utilities*

- **Year 1 Introductory Rate is \$14.95 NNN, Year 2 is \$17.95 NNN with 3% Annual Increases Thereafter for Any 3+ Year Leases**
- **Suite 125** - First Floor Suite with Private Offices, Conference Room & Kitchenette
- **Suite 200** - Abundance of Natural Light Throughout with Perimeter Offices, Several Conference Rooms, IT Room & Kitchen/Break Area
- **Suite 325** - Large Open Work Area with a Few Private Offices, Conference Room with Private Deck Access, Kitchenette & In Suite Restrooms with Showers
- Building Features Elevator Access, Common Area Restroom & Showers
- Abundant On-Site Parking with Additional Heated Garage Parking Available for \$50 per Month per Space
- Adjacent to the New Downtown Superior Development, Which Includes up to 1,400 New Residential Units, Commercial/Retail/Medical Space, Hotel, Town Plaza, Indoor Sports Complex & Parks/Open Space
- Excellent Superior Location with Easy Access to McCaslin Blvd & Highway 36

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1st Floor



2nd Floor



3rd Floor

