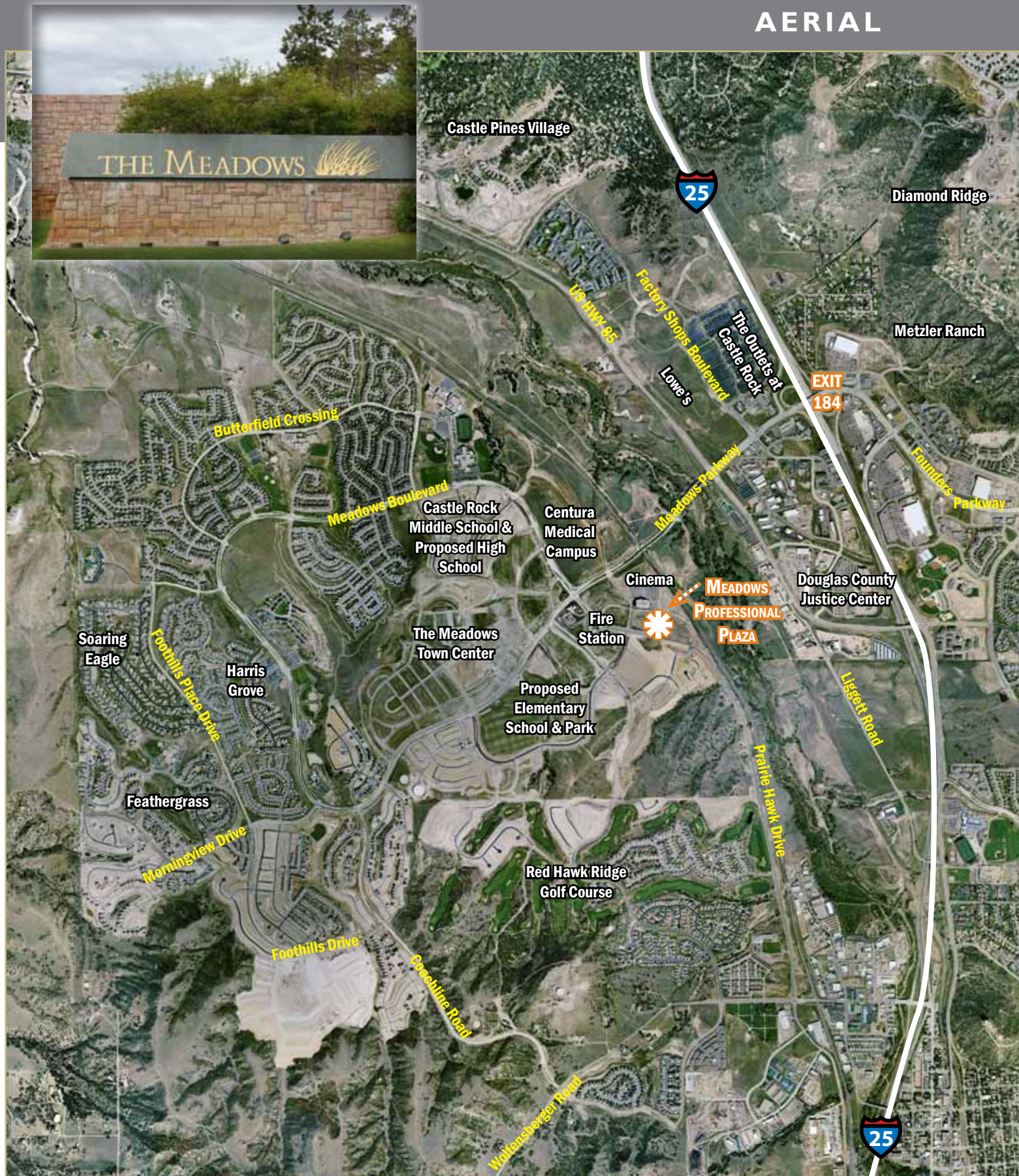


MEADOWS PROFESSIONAL PLAZA

3740 & 3750 DACORO LANE
CASTLE ROCK, CO 80109

AERIAL



Office Condos For Sale - Starting at \$119/sf

CLOSE OUT PRICING AT LESS THAN REPLACEMENT COST!

- ✓ Meadows Professional Plaza provides a walkable, plaza environment for businesses in The Meadows community.
- ✓ Small suites from 784 square feet to 3,101 sf
- ✓ Ample parking with 4.5:1000 surface spaces available
- ✓ Ideal medical or professional office location
- ✓ 2012 Association fees are \$3.25/sf
- ✓ SBA Financing available - call for details

Exclusively Marketed by

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MEADOWS PROFESSIONAL PLAZA

3740 & 3750 DACORO LANE
CASTLE ROCK, CO 80109



PROJECT DETAILS

City/County: Castle Rock/Douglas
Project Size: Two single-story buildings totaling 30,800 square feet
Suites: From 784 sf
Use: Professional office and medical office
Construction: Commercial grade structural steel beam with concrete slab supported over accessible crawl space
Parking: 4.5:1,000 free surface
Signage: Building and monument signage available
Access: Great access from I-25 at Exit 184 via Meadows Parkway
 Bordered by Prairie Hawk Drive on the south
 Castle Rock AMC Stadium 12 on the north
 High visibility from Highway 85 (Santa Fe) to the west



3750 Dacoro Lane		
Suite #	SF	Price/SF
Available		
140	876	\$119 c/s
155	784	\$125 c/s
Suite	SF	Business
100/110/ 200	5,525	Three Peaks Capital
105	1,944	Vaman, LLC
120	933	Pediatric Dentist
125	910	Allstate Insurance
130	1,013	Bonaventure of Castle Rock
135	974	Cory Campbell Chiropractic
145/150	2,397	Prairie Hawk Orthodontics

3740 Dacoro Lane		
Suite #	SF	Price/SF
Available		
200	3,101	\$119
Suite	SF	Business
100	906	Jim Engh
105/110	2,485	Rock Canyon Foot and Ankle Clinic
115/120	1,890	Meadows Family Dentistry
125/135	1,896	Meadows Professional Group
130/140	1,900	Thomas Caputo- Periodontic Dentistry
145/155	1,913	Colorado Farm Bureau
150	1,296	Maxmor Properties

Updated 1/2012

SMALL SUITE SAMPLE PURCHASE		
Square feet	876 sf (Suite 140)	
Price per sq. ft.	\$119/sf	
Base sale price	\$104,244	
Interior finish	\$48,180 (\$55/sf)	
Total Price	\$152,424	
Down payment	10% down (SBA)	25% down
	\$15,242	\$38,100
Loan amount	\$137,182	\$114,318
Bank soft costs	\$3,925	\$3,925
Title ins, closing costs	\$1,200	\$1,200
Total cash required	\$20,367	\$43,231
Interest rate	5.1%	5.1%
Finance term	25 years	25 years
Monthly payment (P&I)	\$810/month	\$675/month
Monthly association fees	\$226/month	\$226/month
Monthly total expenses ¹	\$613/month	\$613/month
TOTAL MONTHLY COST	\$1,423/MONTH	\$1,288/MONTH

¹Monthly expenses include the 2011 owners association fee of \$3.10/sf, plus real estate taxes of \$5.30/sf (subject to change).

SUITE 200 PURCHASE		
Square feet	3,101 sf	
Price per sq. ft.	\$119/sf	
Base sale price	\$369,019	
Interior finish	\$170,555 (\$55/sf)	
Total Price	\$485,617	
Down payment	10% down (SBA)	25% down
	\$53,957	\$134,894
Loan amount	\$485,617	\$404,681
Bank soft costs	\$3,925	\$3,925
Title ins, closing costs	\$1,200	\$1,200
Total cash required	\$59,082	\$140,019
Interest rate	5.1%	5.1%
Finance term	25 years	25 years
Monthly payment (P&I)	\$2,867/month	\$2,379/month
Monthly CAM expenses	\$801/month	\$801/month
Monthly total expenses ¹	\$2,170/month	\$2,170/month
TOTAL MONTHLY COST	\$5,037/MONTH	\$4,549/MONTH

¹Monthly expenses include the 2011 common area maintenance fees of \$3.10/sf, plus real estate taxes of \$5.30/sf (subject to change).

What are you paying your landlord now?