

FOR LEASE

316
WILCOX STREET

CASTLEROCK, CO



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navpoint
REAL ESTATE GROUP

PROPERTY OVERVIEW



ADDRESS

316 WILCOX STREET,
CASTLE ROCK, CO 80104



PROPERTY TYPE

OFFICE



SQUARE FEET

3,317 SF



ZONING

B - COMMERCIAL



LEASE RATE

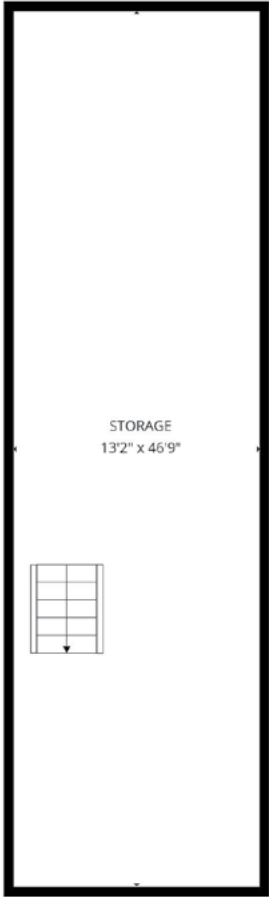
\$28.00/SF NNN
(\$9.00/SF EST. EXPENSES)

- Office Space in the Heart of Downtown Castle Rock
- Surrounded by Retail and Restaurants in Downtown Castle Rock
- Walking Distance to all Downtown Castle Rock Has to Offer
- Rare On-Site Parking

INTERIOR PHOTOS



FLOOR PLAN



Basement



NEARBY RETAIL



MARKET OVERVIEW

Nestled between Denver and Colorado Springs, Castle Rock is a flourishing mountain-fringe community known for its distinctive rhyolite butte, historic downtown, and warm small-town character. As Douglas County's seat, Castle Rock combines essential municipal services with top-tier schools, comprehensive parks, and robust law enforcement—built to serve its fast-growing population.

With median household incomes well above national averages and one of the highest health and education scores in the U.S., the town supports an affluent, well-educated, and family-oriented community. Castle Rock has earned recognition—from best small city in Colorado (WalletHub, 2025), to Top 100 Best Places to Live (Livability.com, 2024), and No. 4 best small city in the U.S. (Money Magazine)—all while maintaining a reputation as one of the safest and most in-demand suburbs in the nation.

Proximity to highway infrastructure, the outdoor lifestyle, a growing residential base, and favorable investment environment make Castle Rock a uniquely compelling location for both residents and businesses alike.

#4

**BEST SMALL
CITY IN THE
U.S.**

(MONEY MAGAZINE)

**TOP 100
BEST
PLACES
TO LIVE**

(LIVABILITY.COM, 2024)

**2025
BEST SMALL
CITY IN
COLORADO**

(WALLETHUB, 2025)

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