



 1856 KAMAR PLAZA
STEAMBOAT SPRINGS, CO 80487

OVERVIEW

Excellent visibility and accessibility at the high-traffic intersection of US Highway 40 and Elk River Road. This versatile 5,924 SF commercial building features four overhead garage bays, generous shop and storage space, and high-end office space remodeled in 2020. A secure, fenced 2,000 SF materials storage yard and ample parking provide additional functionality.

Ideal for contractors and service-based businesses needing secure indoor vehicle and equipment storage, shop space, and a professional office headquarters—all in one convenient location.

FEATURES

- Total Building SF: 5,924 SF
- Four (4) Clean Automotive Bays
- Service Center
- Full office remodel in 2020
- High-end collaborative office space
- Materials storage yard
- Double decker storage barn: 2,000 SF
- Site Acreage: 0.61

LEASE RATE

LENGTH: Minimum 3-year lease

BASE RENT: \$24/SF Year 1

\$25/SF Year 2

\$26/SF Year 3

NNN EXPENSES: ~ \$8.00/SF (AS OF 2026)



SHOP & STORAGE SPACE:

Four overhead garage doors (three are 12' x 12' and one is 12' x 14', high ceilings, a hydraulic lift, compressed air connections, a full-length workbench with power outlets, and additional loft storage. The bays offer natural light and convenient access for vehicles, trucks, and equipment. An adjacent service and storage area provides additional room to work and organize materials.

PROFESSIONAL OFFICE SPACE:

Remodeled in 2020, the office features a welcoming reception area, three private offices, conference room, large open flex space, and a modern kitchen and breakroom. Tall ceilings, new windows, and abundant natural light create a comfortable, professional work environment. An ADA-accessible restroom serves the office area.

SECURE OUTDOOR STORAGE & PARKING:

The fenced 2,000 SF yard includes substantial covered shelving for materials, plus open space for additional vehicle or equipment storage. Ample on-site parking accommodates employees, customers, and service vehicles.

PRIME LOCATION:

Situated on approximately 0.61 acres at the intersection of US Highway 40 and Elk River Road (CR 129), with excellent access to Steamboat Springs, Hayden, Craig, Clark and Denver, Vail, Walden to the East.

LEASE TERMS:

Seeking three to five-year lease. Year 1: \$24/SF; Year 2: \$25/SF; Year 3: \$26/SF, plus NNN expenses. One-month base rent security deposit. Longer-term extensions may be available.

NNN LEASE:

(taxes, insurance and common area) = approx. \$8 PSF in 2026. Budget available upon request.

Available July 1, 2027, possibly sooner.