

Industrial/Flex For Lease

Highlights

- Situated on approximately 8.4 beautifully manicured acres located in the Southwest Business Center in the strong southwest Metro Denver submarket
- Southwest Business Center was designed to accommodate smaller users, with a variety of office finish levels
- The project offers a diverse tenant mix and flexible layout opportunities

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Southwest Business Center

8100 Southpark Way | **Unit A-10** | Littleton, Colorado 80120

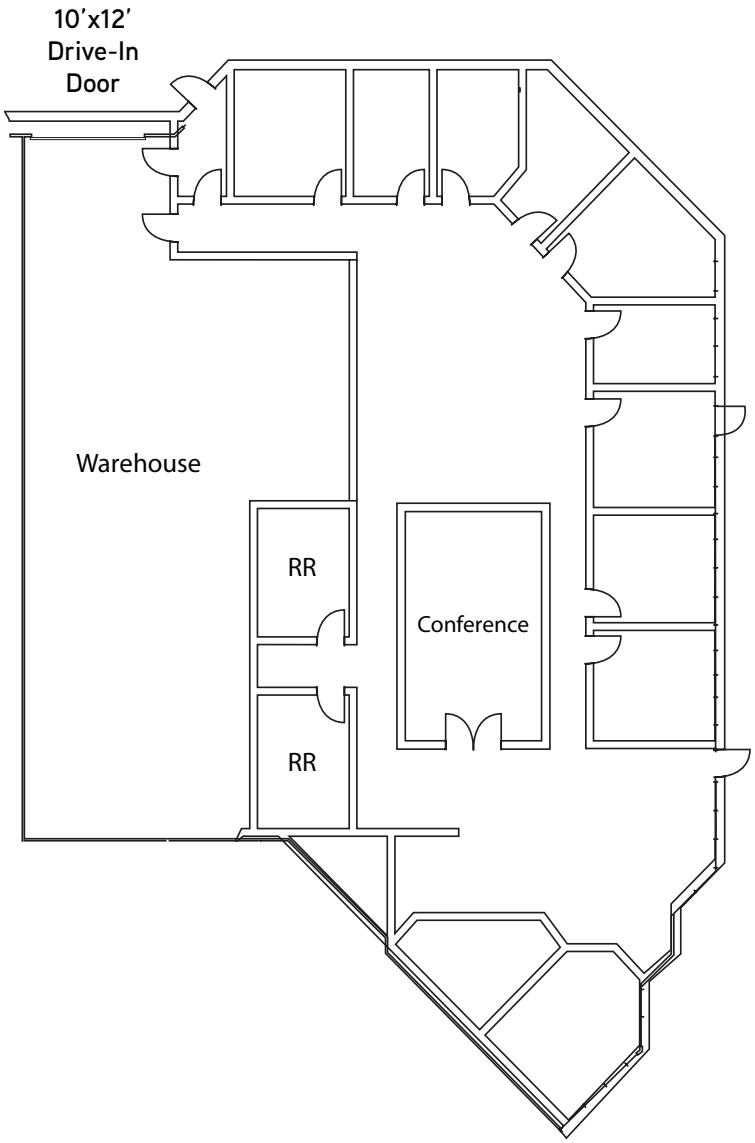
Building Information

Unit Size:	6,771 SF
Office Size:	60%
Base Rent:	$13.50/SF NNN
Est. 2025 Op. Ex.:	$6.87/SF
Clear Height:	9'-6" Office 16'-10" Warehouse
Sprinklers:	Yes
Zoning:	PID
Parking:	3:1,000
Loading:	One (1) Drive-In
Available:	Immediately

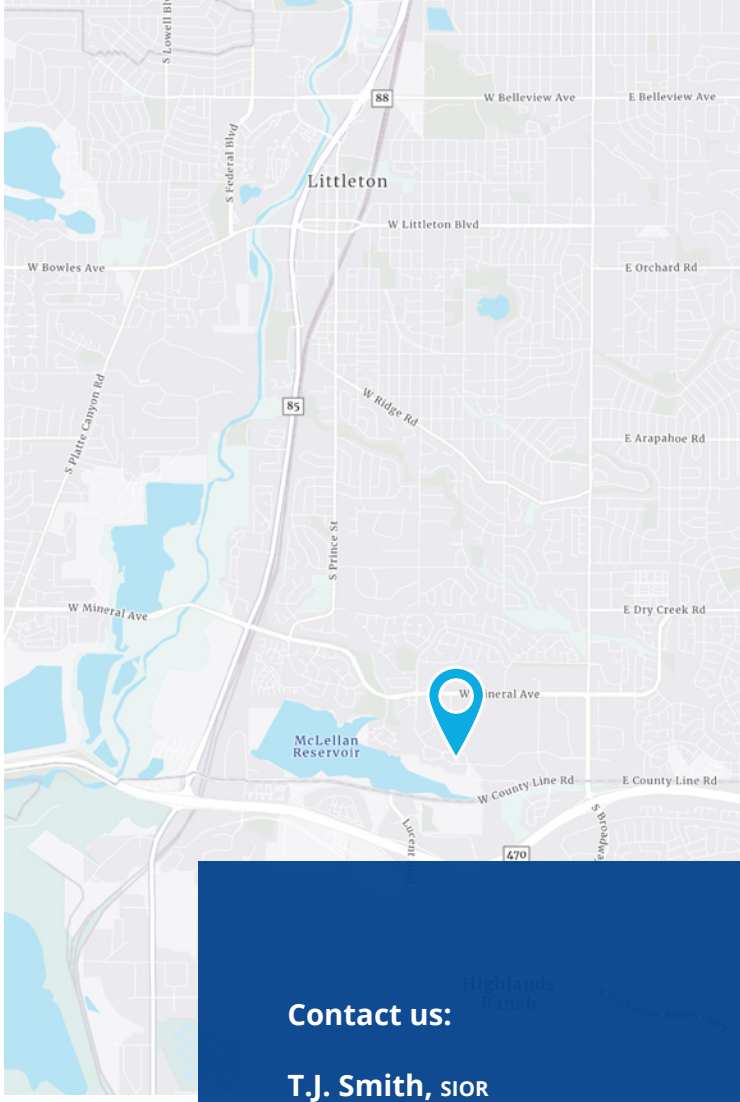
For Lease

UNIT	SF	OFFICE	LOADING
A-10	6,771	60%	One (1) Drive-In Door

Floorplan



NORTH



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