

FOR LEASE

Office Condo Suite 115
Littleton Station Building
1950 W. Littleton Blvd.
Littleton CO 80120

ADVISOR
COMMERCIAL REALTY LLC



Building and Location Features

- Beautiful four-story mixed-use building with first floor offices, residential above and a parking garage below
- Highly walkable to downtown Littleton, it's Light Rail Station, the Buck Recreation Center and Sterne Park
- Attractive landscaping with exterior patio areas, benches, and trash receptacles
- Front and rear building entrances lead into a well-appointed interior lobby with an elevator
- Dedicated parking lot is at the rear of the building and there is ample side street parking
- RTD bus stop is located along the Building's Littleton Boulevard frontage
- Numerous restaurants and shops in close proximity



Littleton Light Rail Park 'n Ride Station

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Helping You Make The Right Strategic Moves In Commercial Real Estate

9085 E. Mineral Circle, Suite 270 ♥ Centennial, CO 80112 ♥ 720.274.9800 ♥ www.ACRteam.biz

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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Building Lobby



Unit 115 Exterior Entrance by the Bus Stop

Suite Features and Pricing

- Storefront street access and interior corridor access.
- Open floor plan with loft look of exposed ceiling and duct work.
- Size and Layout: 850 sq. ft. open room with a partial height wall, kitchenette, coat closet and utility room
- Base Rental Rate (NNN): \$20.00 per square foot per year starting rate with 3% annual increases
- NNN Expenses: \$10.64 per square foot per year estimate for 2020
- Utilities and Janitorial: Suite electric, gas, HVAC maintenance and janitorial service paid separately by tenant
- Reserved parking stall in heated garage for \$100.00 per month



Unit 115 Interior Entrance by the Restroom



Kitchenette



Co-listed with the 39 North Home Team of Home Smart Realty Group

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Littleton Boulevard Exposure with Front Entrances



Alley Exposure with Rear Building Lobby Entrance and Surface Parking Lot

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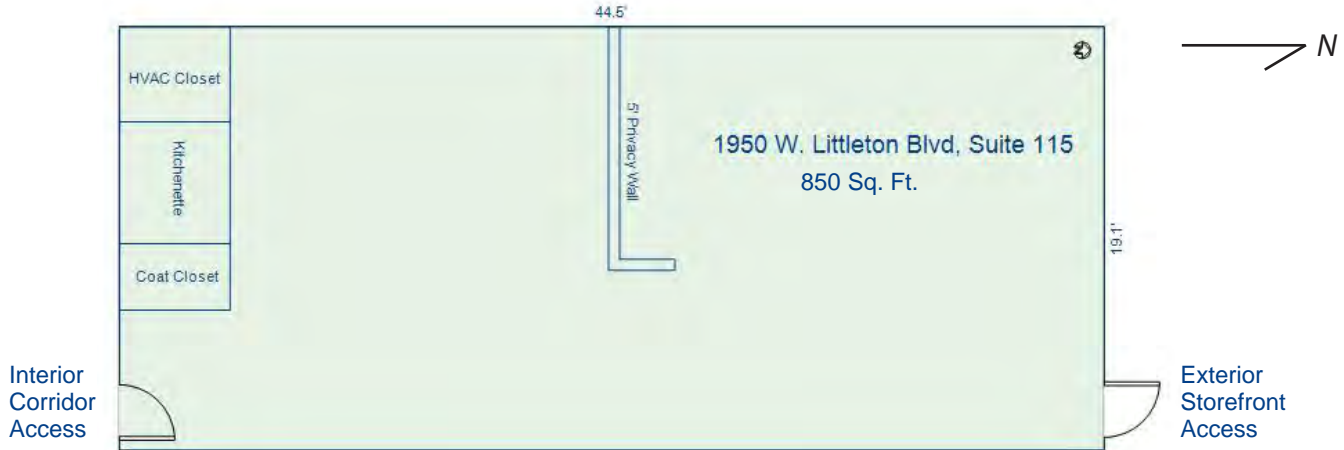
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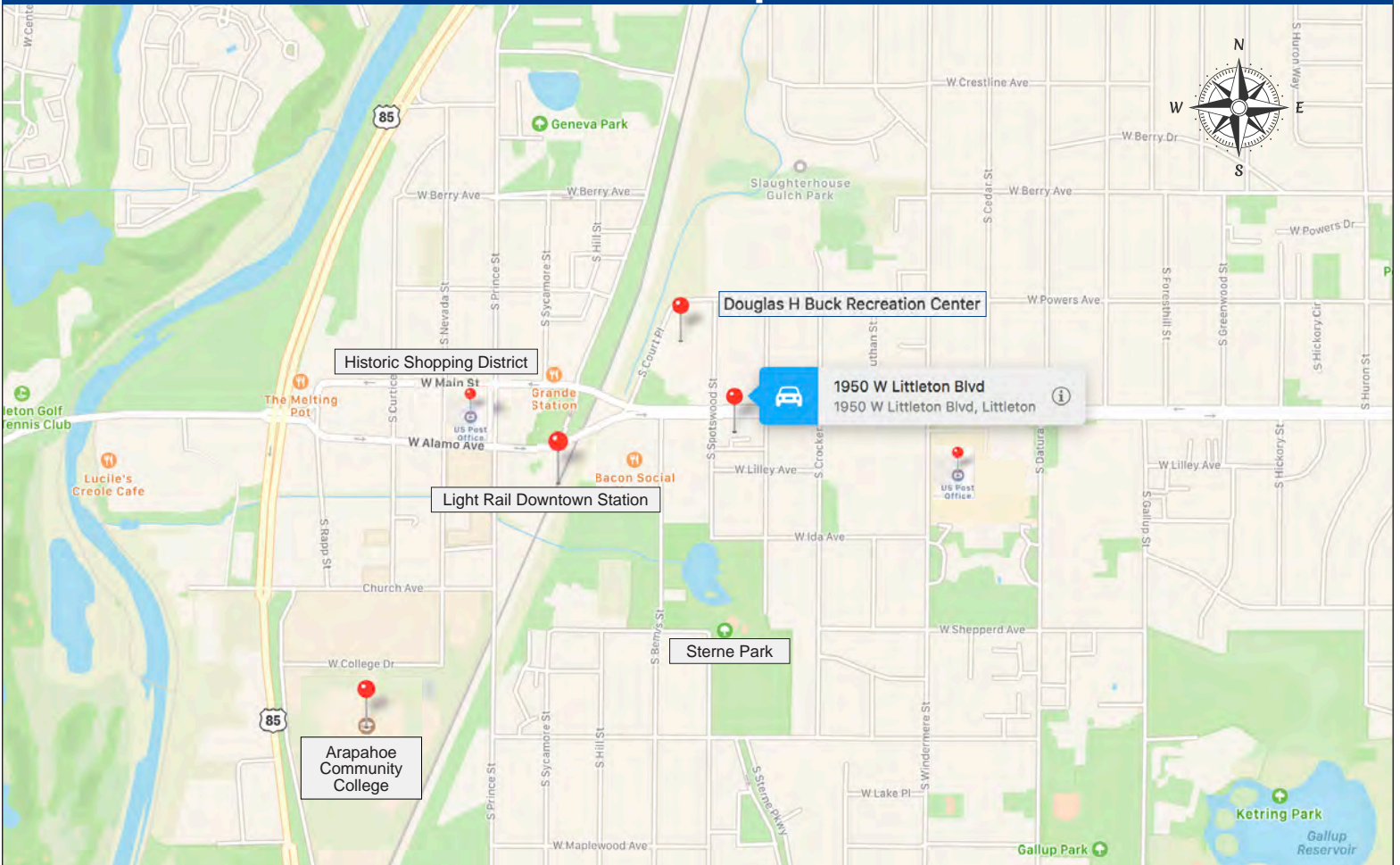
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Floor Plan with General Layout



Area Map



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