

HILTOP MESA 8209 SOUTHPARK CIRCLE LITTLETON, COLORADO 80120

PRICE REDUCED - \$14.25/SF NNN \$12.95 SF/NNN FIRST 6 MONTHS 1/2 BASE RENT

10,498 SF Available Single-Story Flex (Office/Warehouse)





SINGLE-STORY FLEX (OFFICE/WAREHOUSE)

Lease Rate: \$14.25/SF NNN \$12.95/SF NNN Available Now

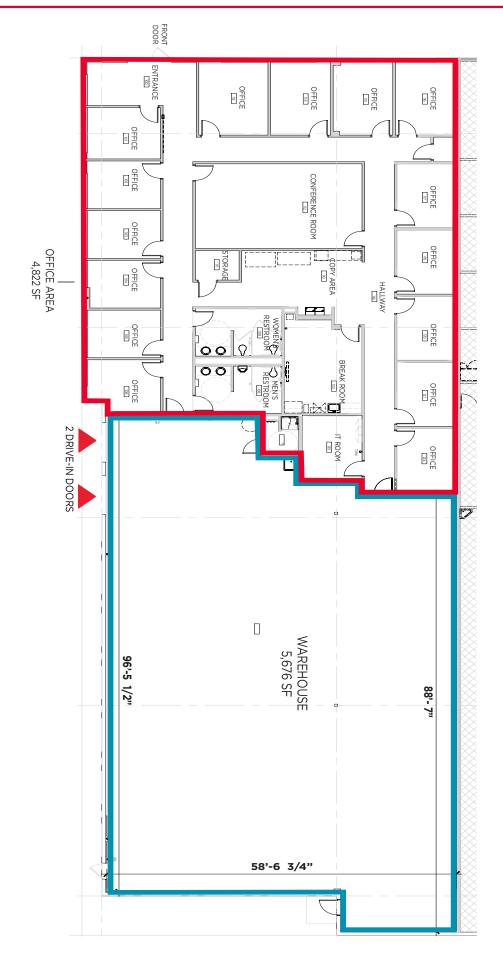
PROPERTY FEATURES

Available SF	±10,498 RSF
Office	±4,822 SF
Warehouse	±5,676 SF
Clear Height	±14'
Loading	2 Drive-in door (10'w x 10'h)
Parking	±25 Spaces
Zoning	PD-I (Planned Development Industrial)
Power	3-Phase, 400amps, 240 Volts
Expenses	\$6.62/SF (2023)

PROPERTY OVERVIEW

- 15 Private offices
- Large conference room
- Warehouse with shower
- Large kitchen/break room
- Full HVAC in warehouse
- Abundant amenities nearby

FLOOR PLAN



THE LOCATION



For more information, please contact:

TYLER SMITH, CCIM, SIOR Executive Director +1 303 312 4296 t.smith@cushwake.com

AARON VALDEZ, SIOR

Executive Director +1 303 819 7333 aaron.valdez@cushwake.com

ALEC RHODES, SIOR

Executive Director +1 303 312 4282 alec.rhodes@cushwake.com 1401 Lawrence Street, Suite 1100 Denver, Colorado 80202 T +1 303 292 3700 cushmanwakefield.com

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