

FOR LEASE

# HILLTOP MESA

8209 SOUTHPARK CIRCLE  
LITTLETON, COLORADO 80120

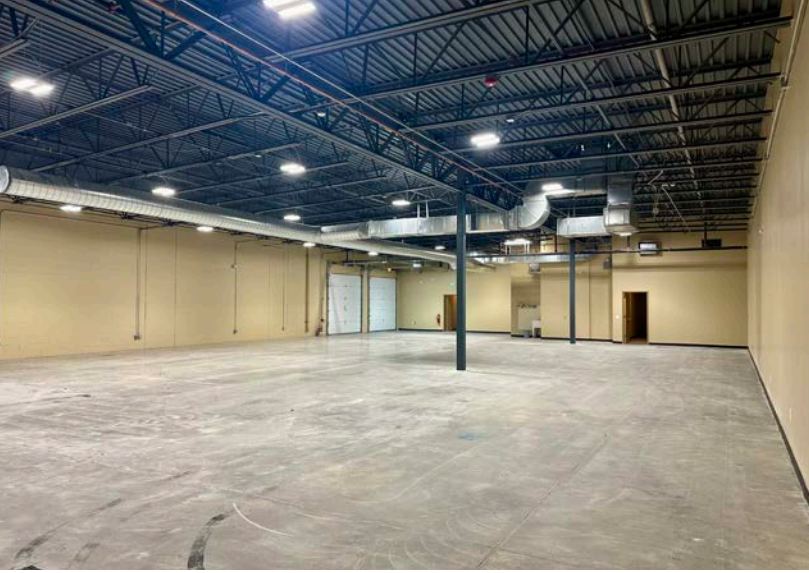
**PRICE REDUCED** - ~~\$14.25/SF NNN~~ \$12.95 SF/NNN  
FIRST 6 MONTHS 1/2 BASE RENT



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



**CUSHMAN &  
WAKEFIELD**



## SINGLE-STORY FLEX (OFFICE/WAREHOUSE)

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

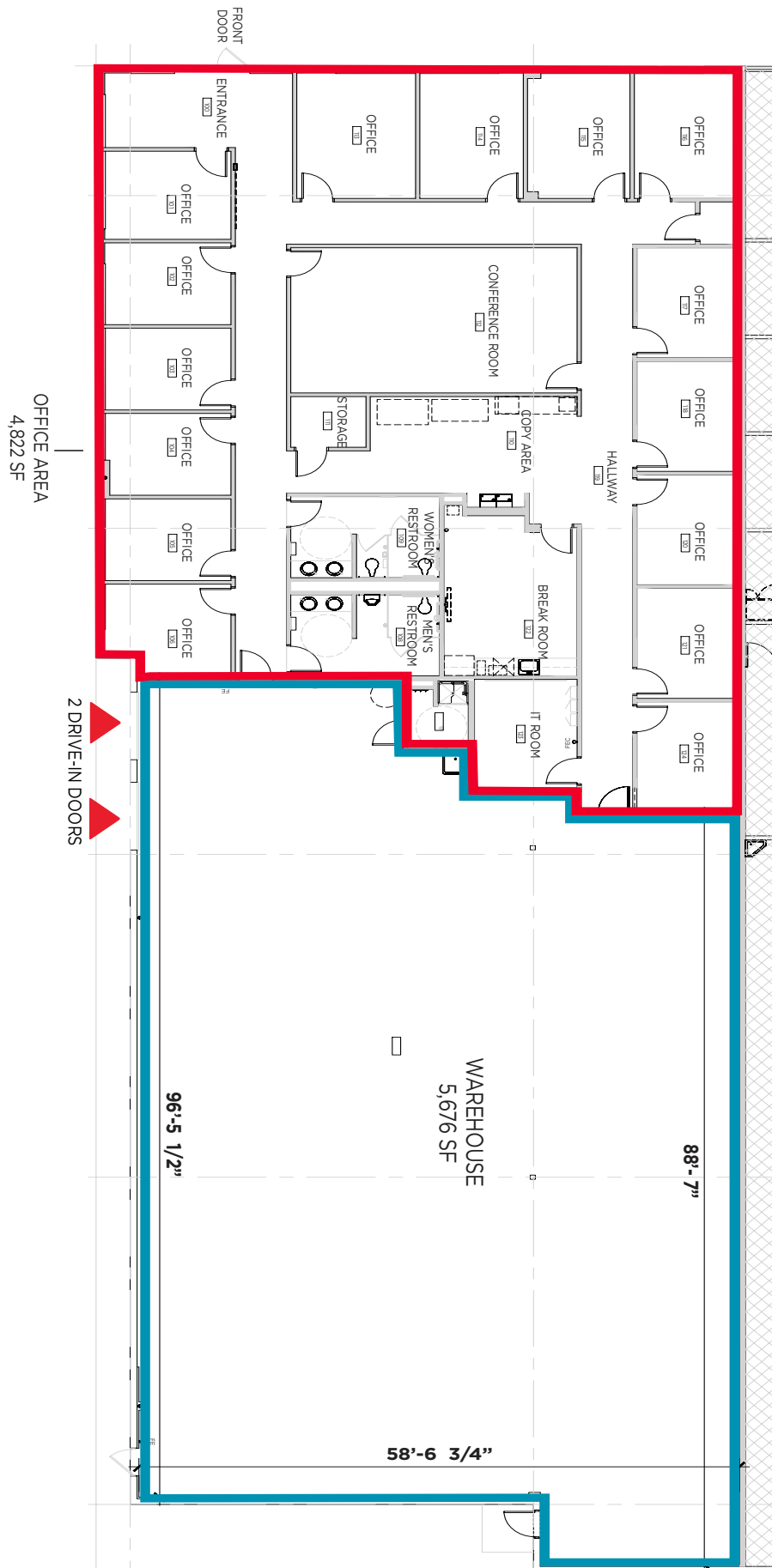
### PROPERTY FEATURES

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:

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