

# HILTOP MESA 8209 SOUTHPARK CIRCLE LITTLETON, COLORADO 80120

PRICE REDUCED - <del>\$14.25/SF NNN</del> \$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: <del>\$14.25/SF NNN</del> \$12.95/SF NNN Available Now

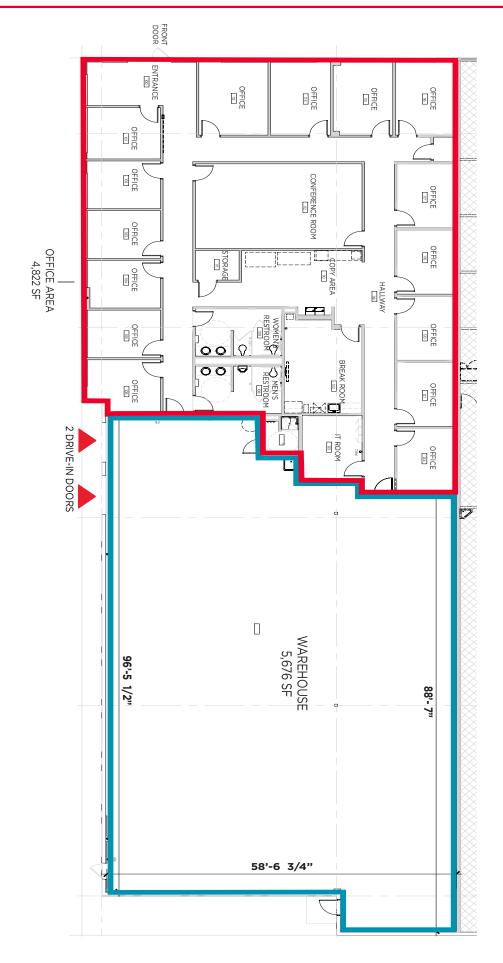
### **PROPERTY FEATURES**

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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