

LEASE RATE REDUCED

For Lease | Downtown Littleton Office Building



www.denverofficespace.com

2696 S. Colorado Blvd
Denver, CO 80222
(303) 765-4344

2616 W. Alamo Ave | Littleton, CO 80120



Building Information

Lease Rate:

First Floor- ~~\$27-\$28~~
\$23/SF/Full Service (Rate Reduced)

Garden Level- ~~\$20~~
\$16/SF/Full Service (Rate Reduced)

Space Available:

First Floor - 1,824 SF
Garden Level- 445 SF

Total available- 2,269 SF

Year Built: 1915

Stories | 2

Zoning | PUD

Occupancy | 60 days

City | Littleton

Building Features

Heart of Downtown Littleton

Plug and Play Space

Brand new carpet and paint for 3-5 year
(or longer) term

Monument signage available

Private on site parking

Near Arapahoe Community College

Easy accessibility from Santa Fe Dr.

Walking distance to retail and restaurants in
Downtown Littleton

Rick Giarratano
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(303) 226-4765
&
Mike Lindquist
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(303) 226-4768

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

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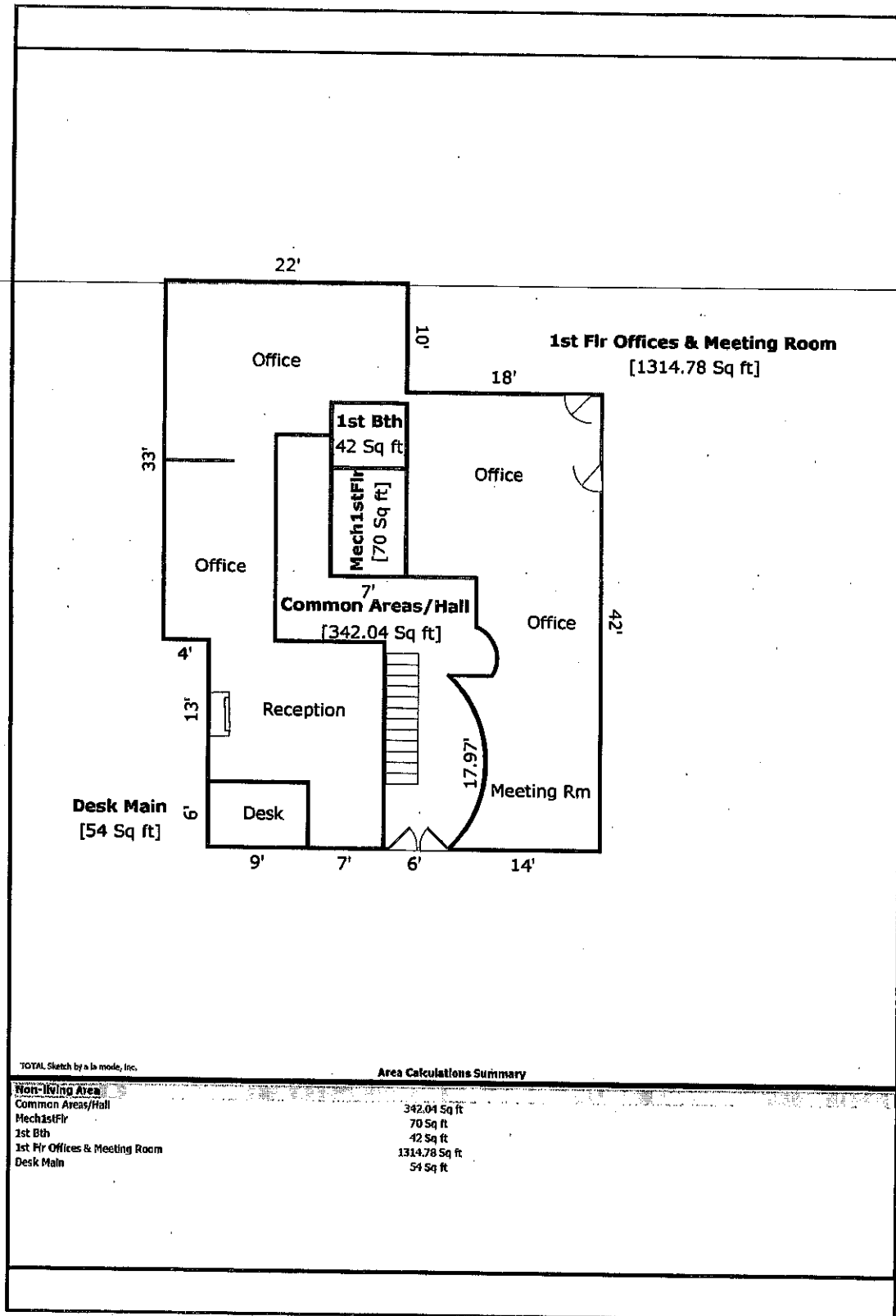


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Building Sketch

Borrower/Client	N/A			
Property Address	2616 W Alamo Ave			
City	Littleton	County	Arapahoe	State CO Zip Code 80120
Lender	Private			



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