

# Downtown Littleton Main Street Creative Office Space For Lease!



**2509-2575 W. Main Street | Littleton, CO 80120**

## Office Overview

Building Size:	23,431 SF
Space Available:	2,128 RSF
Stories:	Second story loft space
Elevators:	None
Parking:	2:1,000 RSF
YOC/Renovated:	1918, 1950, 1960/Renovated 2006
Lease Rates:	\$21.00 - \$23.00 NNN



## For more information, please contact:

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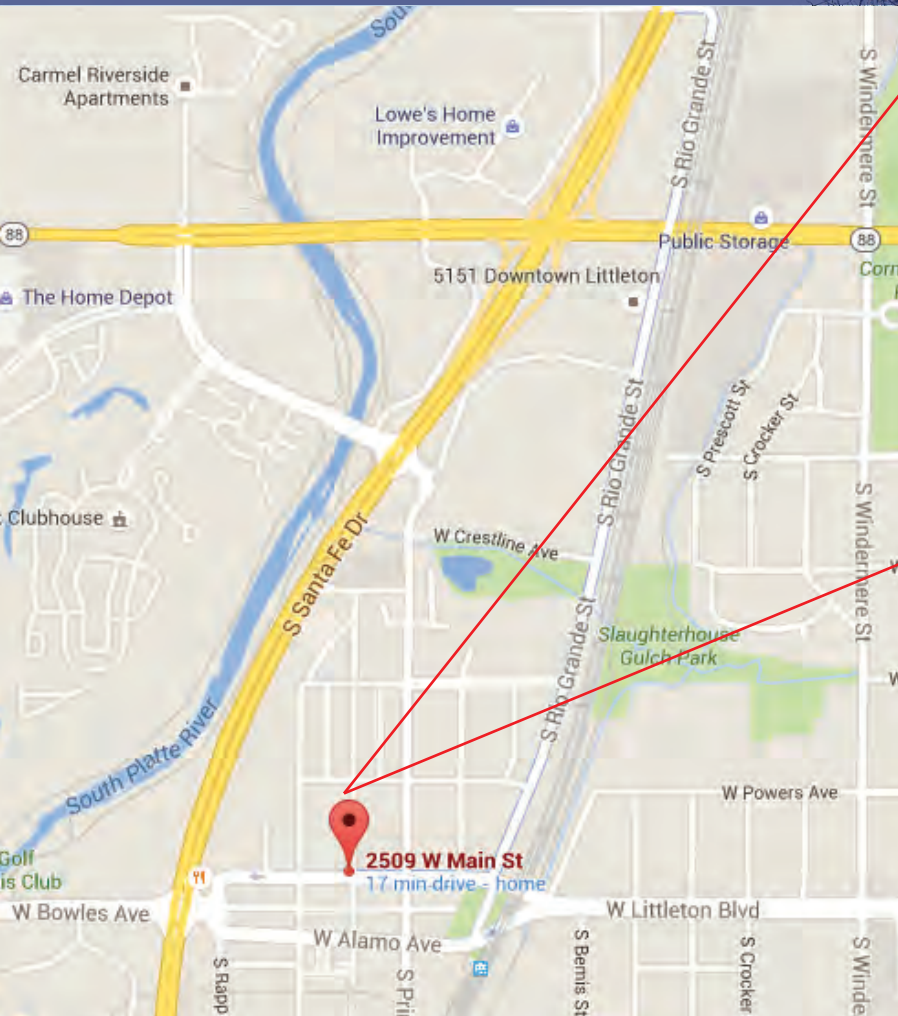


1873 S. Bellaire Street | Suite 1200 | Denver, CO 80222 | 303-765-4344

[www.denverofficespace.com](http://www.denverofficespace.com)

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# Office Space Site Overview



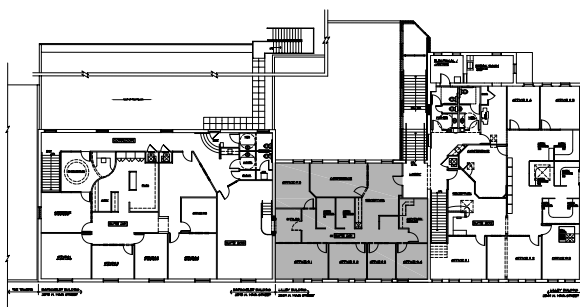
## Property Aerial



## Nearby Restaurants (within 2 blocks):

Smokin' Fins	The Chocolate Therapist
The Tavern	La Vaca
Merle's	The Old Towne Tavern
ViewHouse	Ned Kelley's Irish Pub
Melting Pot	Jake's
Sushi Basho	Toast

## Suite 201 Floorplan



Suite 201

NOVEMBER 24, 2018  
2509 - 2575 WEST MAIN STREET - LITTLETON, COLORADO



SCALE: 1"=10'



## Building Features

- Class A finishes:
  - Exposed brick, high ceilings, large windows
- Flexible floor plans
- In the heart of downtown littleton
- Walk to all of Littleton's best restaurants
- Located just 3 blocks from Lightrail
- Beautiful space - **MUST SEE!**

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