

## 2,130 SF Office/Warehouse For Lease



### Property Details

AVAILABLE/UNIT SF	2,130 SF
OFFICE	Approx. 60%
CITY/COUNTY	Littleton, Arapahoe
YOC	1984
CONSTRUCTION	Concrete
SPRINKLER	No
ZONING	Light Industrial & Office
PARKING	3 to 4 Spaces
LOADING	1 Drive In (10' x 12')
CLEARANCE	12' - 14'

## CenterView at SouthPark

1501 W. CAMPUS DRIVE, UNIT D  
LITTLETON, COLORADO 80120

### The Building & Location

Located just off of Mineral Avenue between Broadway and South Santa Fe Drive on a quiet street, the CenterView at SouthPark is a 33,000 square foot multi-tenant condominium complex that was constructed in 1984. The facility has been well maintained and offers an excellent location for a smaller business in the well established SouthPark Business Center. Units of this size are not common, making this a unique opportunity.

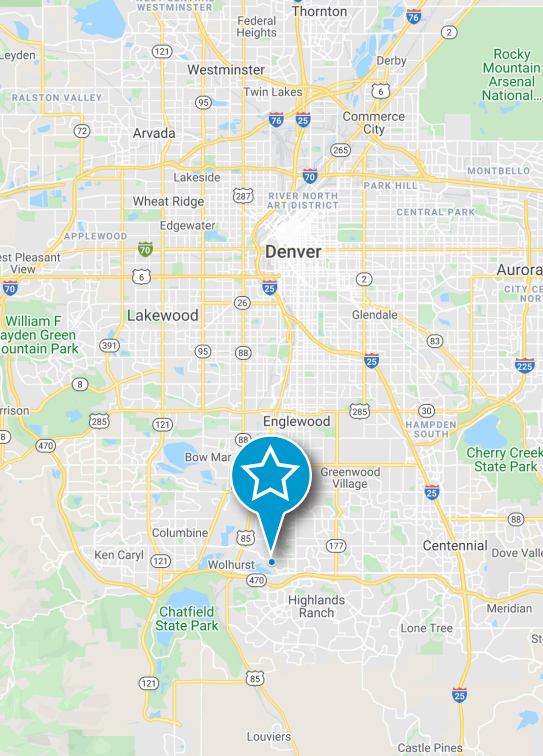
### Offering Highlights

LEASE RATE	\$2,650/Month NNN
MONTHLY HOA DUES	\$367/Month
TAXES (2020)	\$760/Month
TOTAL MONTHLY RENT (PLUS UTILITIES)	\$3,777/Month

### Offering Summary

- Nice image and well maintained building
- Attractive store front entrance
- Ample storage and office space for growing company
- Great Littleton location with Easy Access to highways (Santa Fe (US 85) C-470) and proximity to the Mineral RTD southwest light rail station
- Strong demographic and amenities in the immediate area
- HVAC units replaced in 2017, roof replaced in 2011 and parking lot resurfaced in 2020
- Business park setting with long term professional management





For additional information, please contact:



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