

# OFFICE SPACE

FOR LEASE

NEWLY RENOVATED LOBBY



## 5944 SOUTH KIPLING PARKWAY

LITTLETON, CO 80127

### BUILDING INFORMATION

- » Property Size: 28,008 SF
- » Stories: Three (3)
- » Lease Rate: \$18.00–\$20.00/SF FS  
Garden Level - \$12.00/SF FS
- » Parking: Surface Parking

### Features & Amenities

- » Great Visibility
- » Located at S. Kipling St. & W. Bowles Ave.
- » Just West of Southwest Plaza Mall.
- » Monument Signage Available
- » Canvas Credit Union on-site
- » Restroom Upgrades Coming Soon

#### CONTACT ME:

**JEREMY REEVES**  
303 283 1375  
jeremy.reeves@colliers.com

**COLLIERS**  
4643 S. Ulster Street  
Suite 1000  
Denver, CO 80237  
P: 303 745 5800  
F: 303 745 5888  
colliers.com/denver



### NEARBY AMENITIES



#### SOUTHWEST PLAZA MALL

Cheesecake Factory  
Bad Daddy's Burger Bar  
Chili's  
Chipotle  
Mod Market  
Panera  
Mad Greens  
Tokyo Joe's  
Zoë's Kitchen

#### OTHER SHOPPING MALLS

1. Kipling Place Shopping Center
2. Southwest Commons

#### FITNESS

1. 24 Hour Fitness
2. Chuze Fitness

#### PROMINENT SHOPPING

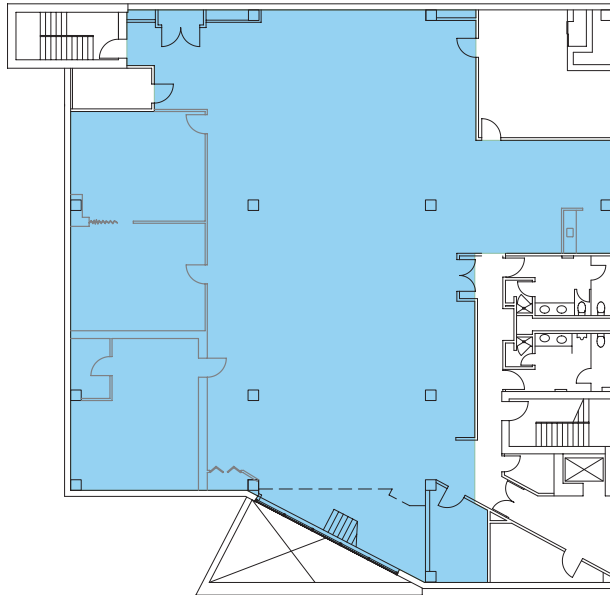
1. Sprouts
2. Starbucks
3. Target
4. Walgreens

# FLOOR PLANS

## GARDEN LEVEL

**5,415 RSF**

Elevator and stair access to this large open space with 3 offices, dedicated restrooms, and kitchen. Perfect for church, call center, large meeting, and other assembly type uses.

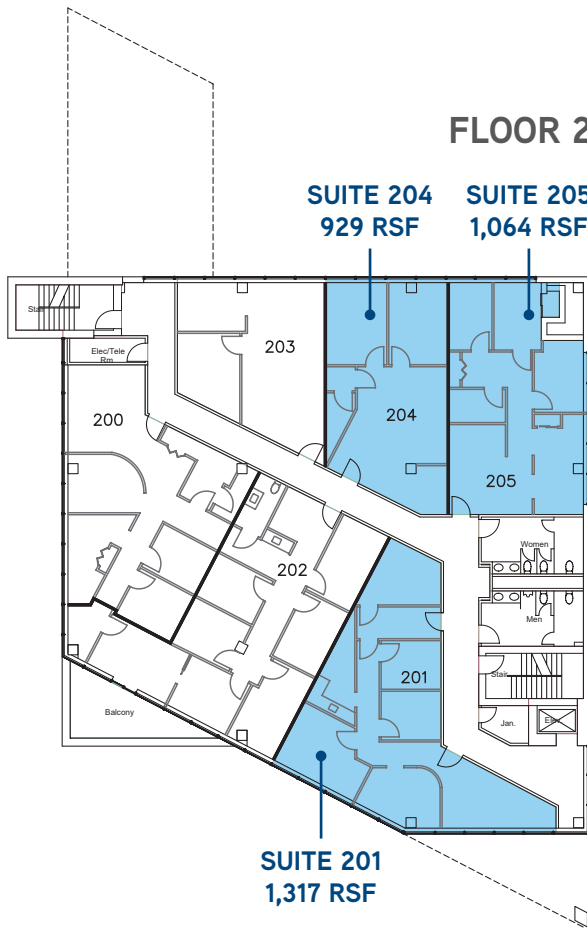


## FLOOR 2

**SUITE 204  
929 RSF**

**SUITE 205  
1,064 RSF**

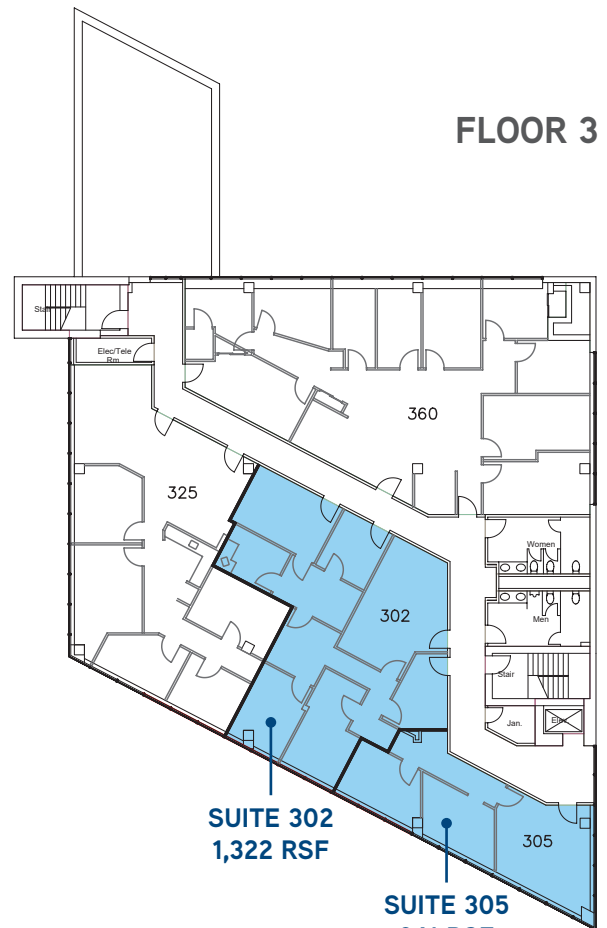
**SUITE 201  
1,317 RSF**



## FLOOR 3

**SUITE 302  
1,322 RSF**

**SUITE 305  
841 RSF**



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