

**OFFICE/FOR LEASE**

**First year lease rate of \$6.00 psf on second floor suites**

## **PARK LANE BUSINESS CENTER 8122 SOUTHPARK LANE LITTLETON, CO 80120**

**Park Lane Business Center**, located in the Campus at Southpark Business Center, is a well maintained, mixed use office/flex warehouse facility.

**Second floor walk up only**, individual office suites with private entrances afford 24-hour access. Fantastic mountain views. Lots of windows – lots of natural light. Individual HVAC units. Ample parking.

The property is located between Mineral and County Line just west of Broadway and easily accessible via Santa Fe Drive (Hwy 85), I-25 and C-470.

**BEST RATES IN SOUTHPARK!**

**Second Floor Office Spaces**

**\$6.00 PSF NNN first year lease rate!**

**\$10.00 psf NNN**

**(2nd and 3rd year lease rates)**

### **PROPERTY STATISTICS**

#### **BUILDING**

#### **SITE**

<b>SIZE</b>	43,987 SF	<b>SITE SIZE</b>	2.542 acres
<b>YOC</b>	1986	<b>PARKING</b>	2.0:1,000, 86
<b>MATERIALS</b>	Steel Frame with Stucco & Concrete	<b>ZONING</b>	PDI/Light Industrial
<b>CAM 2024</b>	\$7.61		



**FOR MORE INFORMATION, PLEASE CALL:**

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**learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**



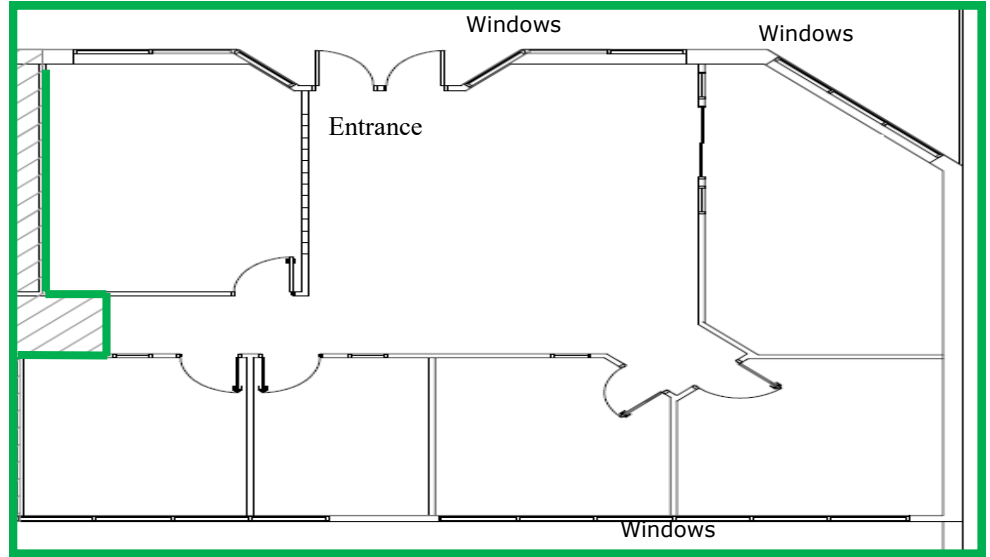
**John Propp**  
COMMERCIAL GROUP



**PARK LANE BUSINESS CENTER**  
**8122 SOUTHPARK LANE**  
**LITTLETON, CO 80120**

**Suite 200**  
**1,936 SF**

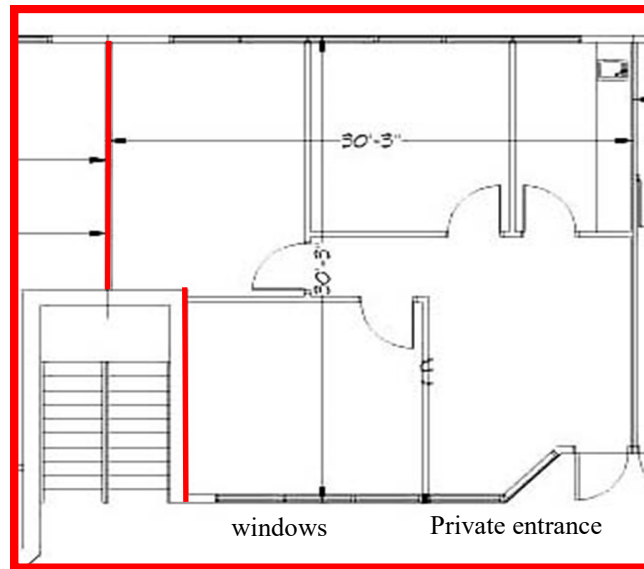
MONTHLY RENT:  
 RENT: \$968.00  
 CAM: \$1,227.75  
 TOTAL: \$2,195.75



**First year lease rate of**  
**\$6.00 psf on second**  
**floor office suites**

**Suite 209**  
**907 SF**

MONTHLY RENT:  
 RENT: \$453.50  
 CAM: \$575.19  
 TOTAL: \$1,028.69



**Suite 211**  
**2,559 sf**

MONTHLY RENT:  
 RENT: \$1,279.50  
 CAM: \$1,622.83  
 TOTAL: \$2,902.33

