

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 Space

\$6.00 PSF NNN first year lease rate!

\$10.00 psf NNN

(2nd and 3rd year lease rates)

PROPERTY STATISTICS

BUILDING

SIZE 43,987 SF
YOC 1986
MATERIALS Steel Frame with Stucco & Concrete
CAM 2026 \$8.10

SITE

SITE SIZE 2.542 acres
PARKING 2.0:1,000, 86
ZONING PDI/Light Industrial



FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM, Joshua Cohen
303-692-1816 - 720-232-4014

6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

john@johnproppcommercial.com
Joshua@johnproppcommercial.com

learn more at www.JohnProppCommercial.com



John Propp
COMMERCIAL GROUP

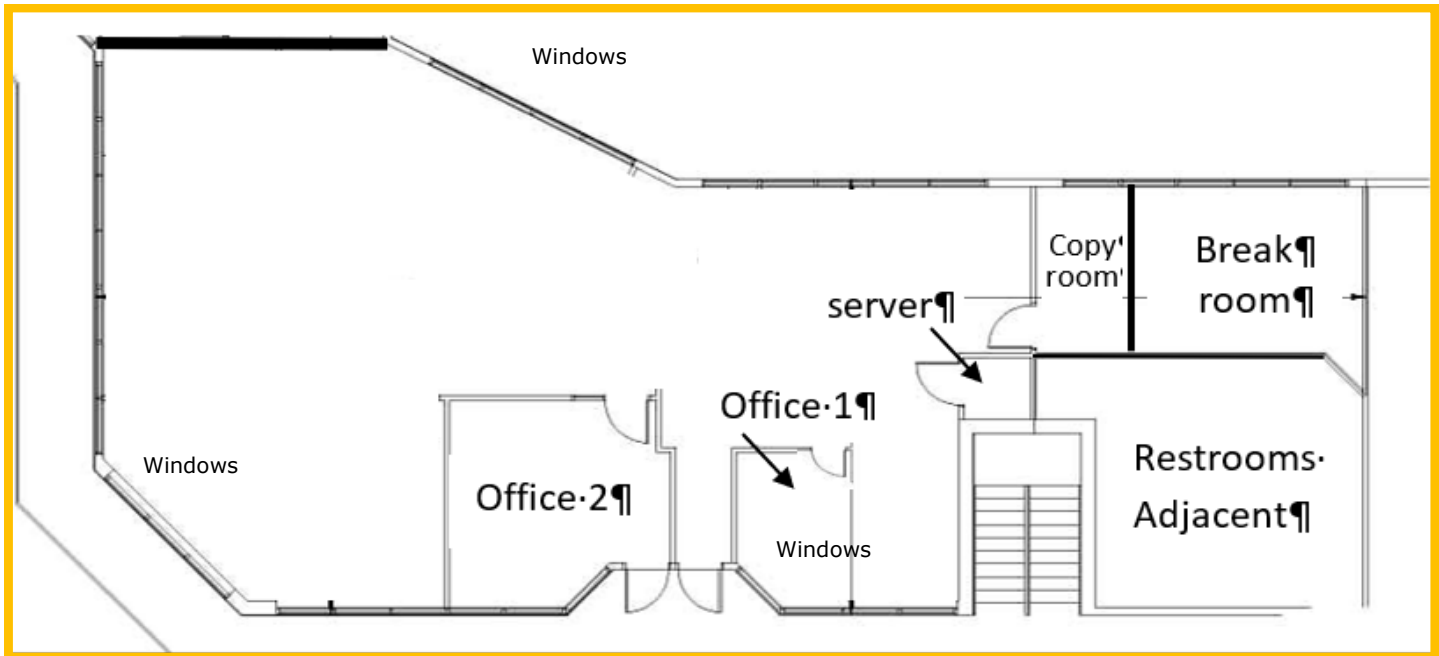


**PARK LANE BUSINESS CENTER
8122 SOUTHPARK LANE
LITTLETON, CO 80120**

**Suite 211
2,559 sf**

MONTHLY RENT:
RENT: \$1,279.50
CAM: \$1,727.33
TOTAL: \$3,006.83

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



No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.