

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

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:

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learn more at www.JohnProppCommercial.com

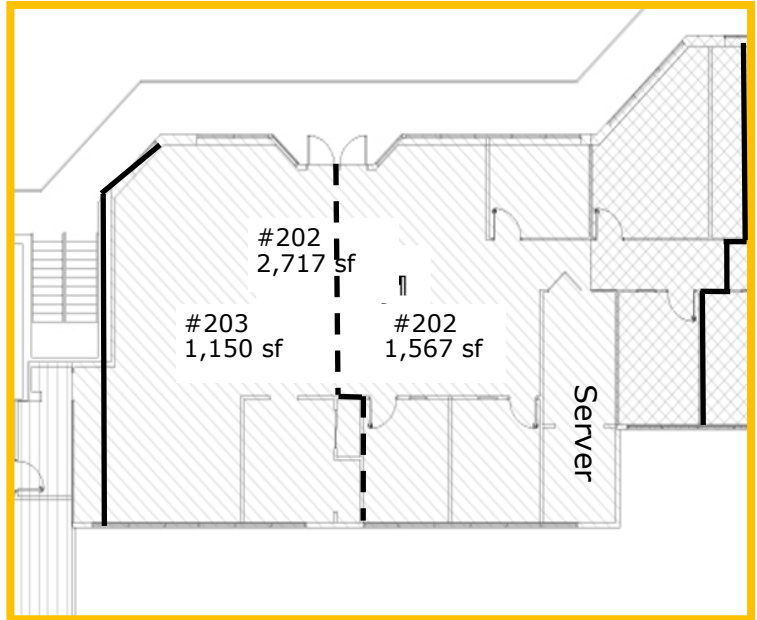


PARK LANE BUSINESS CENTER
8122 SOUTHPARK LANE
LITTLETON, CO 80120

Suite 202
2,717 sf (approx.)
 (divisible to 1,150 or 1,567 sf)

\$6.00 psf start rate

MONTHLY RENT:
 RENT: \$1,358.50
 CAM: \$1,833.97
 TOTAL: \$3,192.47



Suite 202 (divided)
1,567 sf (approx.)

\$6.00 psf start rate

MONTHLY RENT:
 RENT: \$783.50
 CAM: \$1,057.75
 TOTAL: \$1,841.23

Suite 203
1,150 sf (approx.)

\$6.00 psf start rate

MONTHLY RENT:
 RENT: \$575.00
 CAM: \$776.25
 TOTAL: \$1,351.25

Suite 208
1,020 sf (approx.)

\$6.00 psf start rate

MONTHLY RENT:
 RENT: \$510.00
 CAM: \$688.50
 TOTAL: \$1,198.50

Suite 205
3,950 sf (approx.)

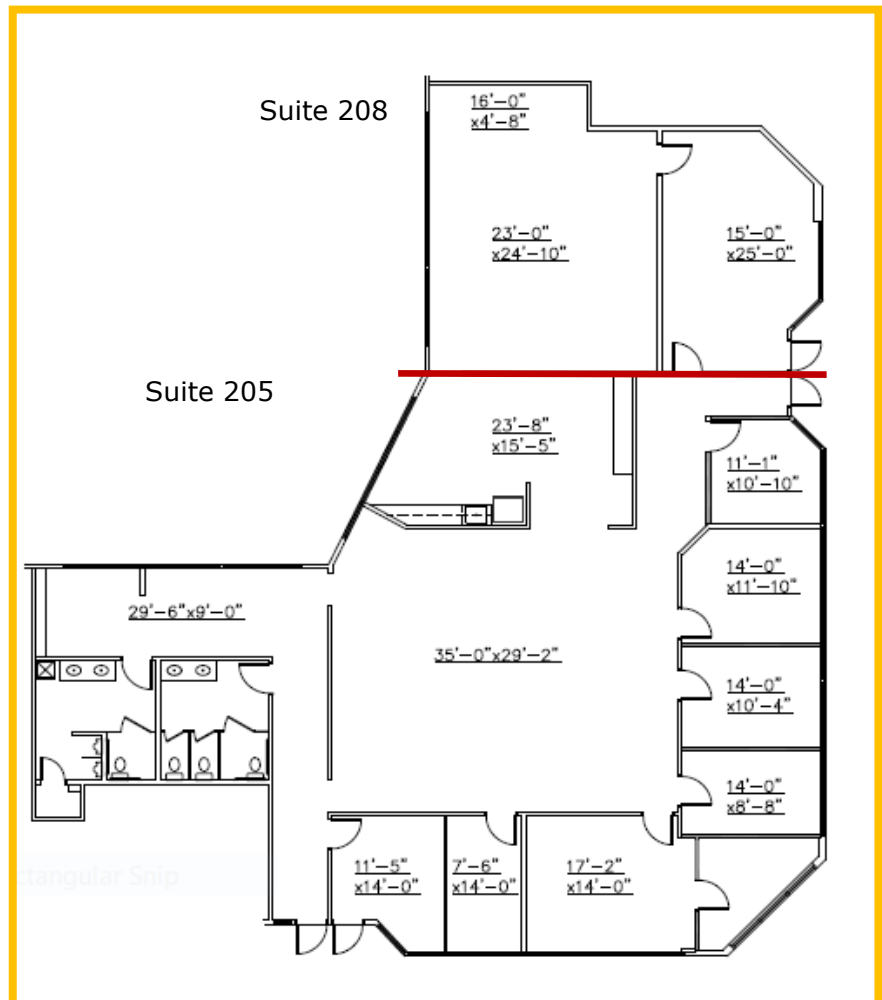
\$6.00 psf start rate

MONTHLY RENT:
 RENT: \$1,975.00
 CAM: \$2,666.25
 TOTAL: \$4,641.25

Suite 205 (+ 208)
4,970 sf (approx.)

\$6.00 psf start rate

MONTHLY RENT:
 RENT: \$2,485.00
 CAM: \$3,354.75
 TOTAL: \$5,839.75

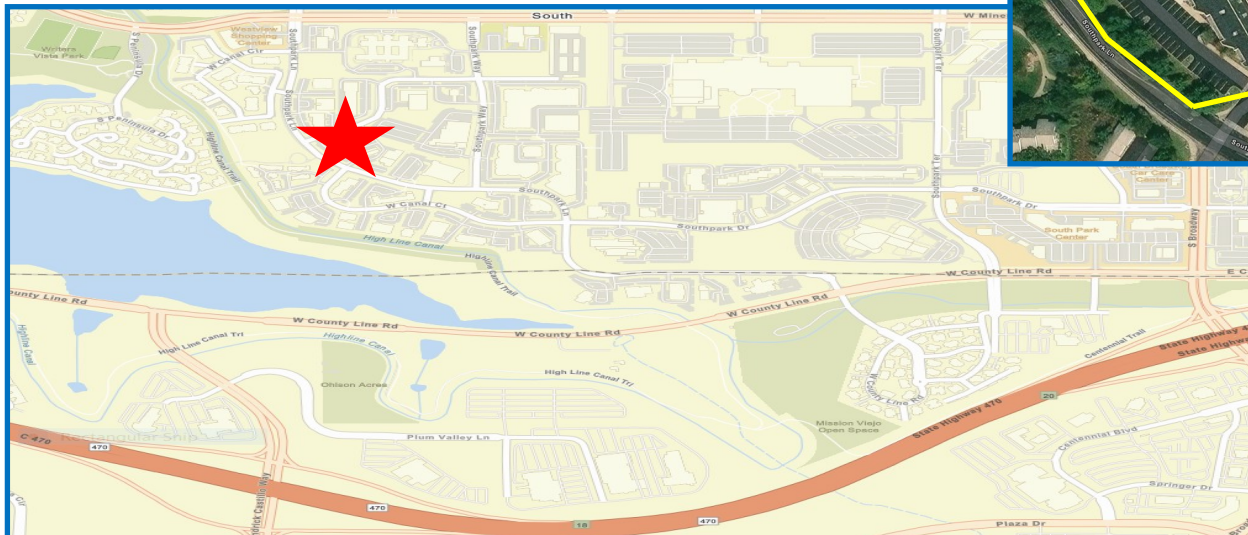
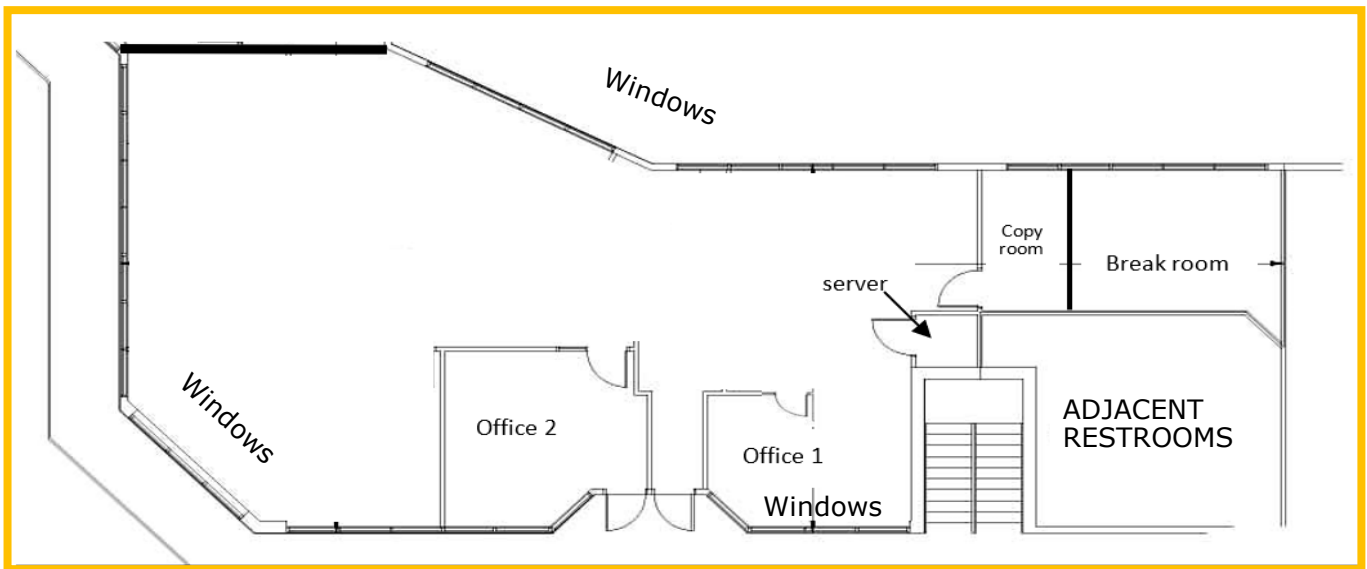


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**Suite 211
2,559 sf (approx.)**

\$6.00 psf start rate

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



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.