

FLEX/WAREHOUSE FOR LEASE

2,099 to 4,581 square feet



PARK LANE BUSINESS CENTER 8122 SOUTHPARK LANE LITTLETON, CO 80120

Move in ready Flex-Warehouse suites suitable for a variety of uses. 10x12 overhead drive in doors, 14' clear height, ample power, 100% air conditioned spaces.

Quick and easy access to C-470 Loop and Highway 85 (Santa Fe). Amenities galore are just minutes away on the South Broadway Retail corridor.

The Park Lane Business Center is a well maintained, mixed use office/flex warehouse facility located within the 498 acre SouthPark Business Park. SouthPark is home to a diverse variety of businesses including medical, research and light industrial companies.

BEST RATES IN SOUTHPARK!

\$16.00 psf NNN

#100 - 4,316 SF

#102 - 3,011 SF

#111 - 2,099 SF

#112 - 2,482 SF

#115 - 2,590 SF

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	43,987 SF	SITE SIZE	2.542 acres
YOC	1986	PARKING	Surface
MATERIALS	Steel Frame with Stucco & Concrete	ZONING	PDI/Light Industrial
CAM 2026	\$8.10		



FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM - 303-692-1816
6020 Greenwood Plaza Blvd., Suite 100
Greenwood Village, CO 80111

john@johnproppcommercial.com
learn more at www.JohnProppCommercial.com



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

**Suite 102
3,011 SF (approx.)**

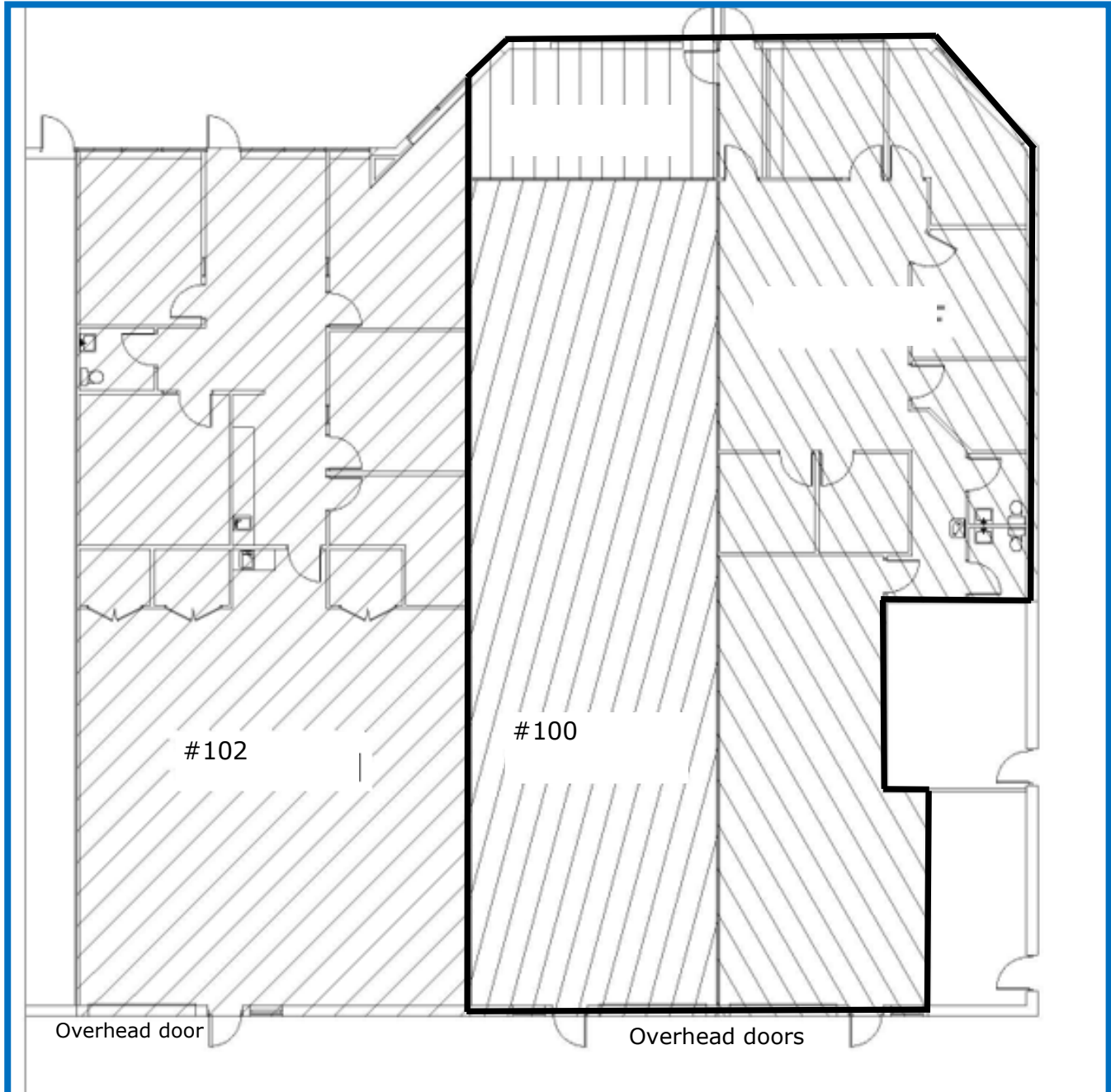
MONTHLY RENT:
RENT: \$4,016.67
CAM: \$2,032.43
TOTAL: \$6,047.10

*Five offices, restroom, and
warehouse, overhead door*

**Suite 100
4,316 sf (approx.)**

MONTHLY RENT:
RENT: \$5,754.67
CAM: \$2,913.30
TOTAL: \$8,668.00

*Five offices, restroom,
+/- 2000 sqft of warehouse,
2 overhead doors*

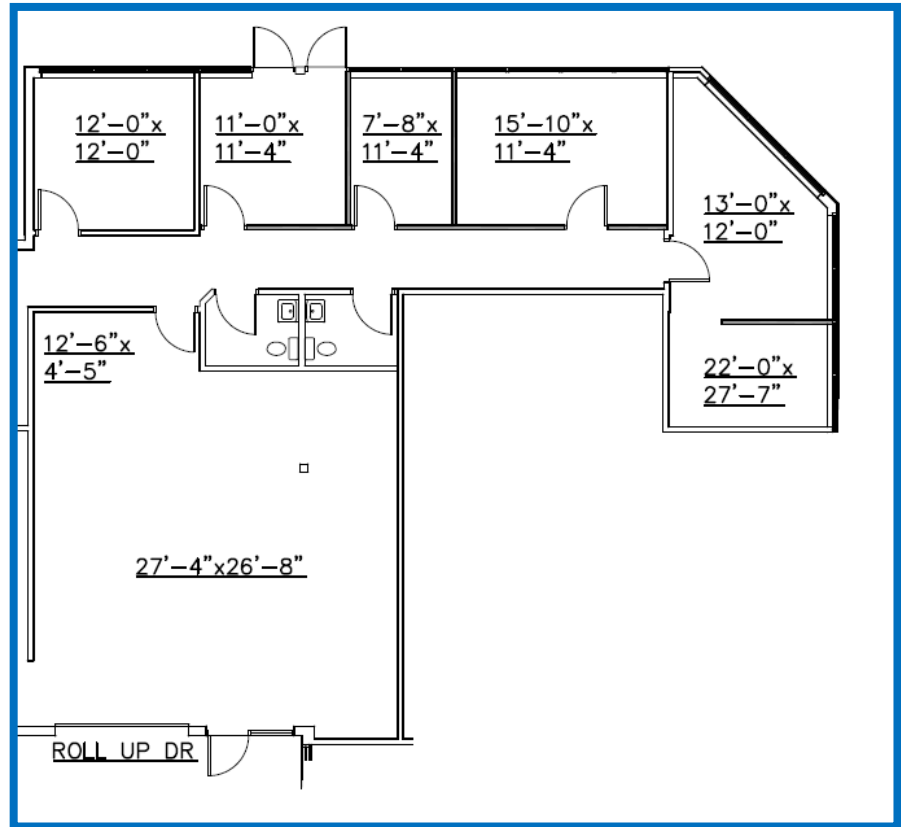


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Suite 111
2,099 SF (approx.)

MONTHLY RENT:
 RENT: \$2,798.67
 CAM: \$1,416.83
 TOTAL: \$4,215.50

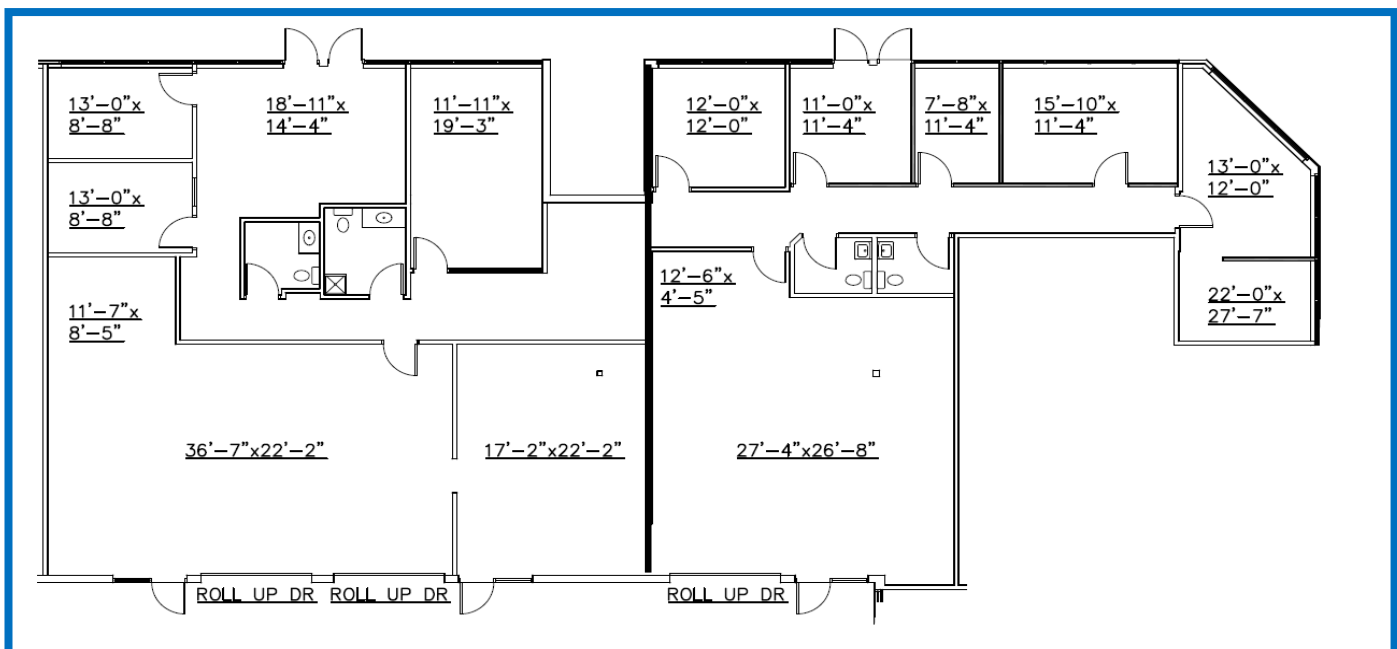
*offices, restrooms, open
 work areas, warehouse,
 2 overhead doors*



Suite 111/112
(divisible)
4,581 SF (approx.)

MONTHLY RENT:
 RENT: \$6,108.00
 CAM: \$3,092.18
 TOTAL: \$9,200.18

*offices, restrooms, open
 work areas, warehouse,
 3 overhead doors*



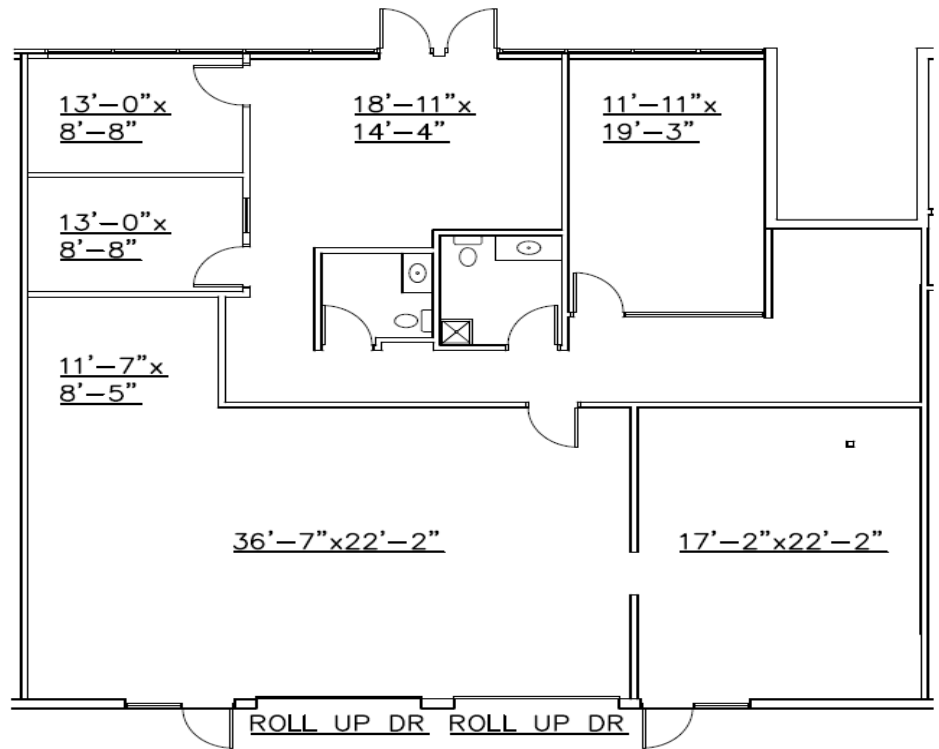
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 Terms of sale or lease and availability are subject to change or withdrawal without notice.

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Suite 112
2,482 SF (approx.)

MONTHLY RENT:
RENT: \$3,309.33
CAM: \$1,675.35
TOTAL: \$4,984.68

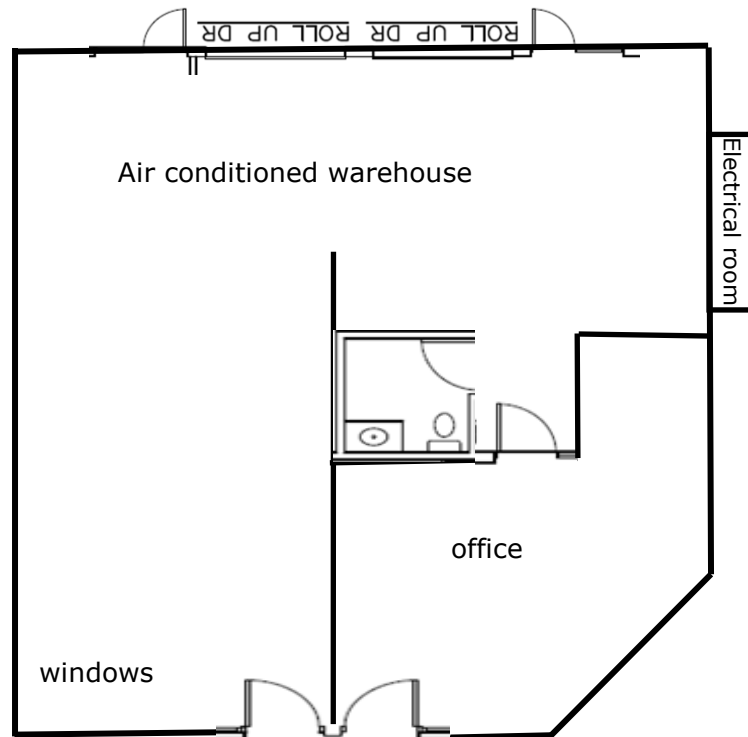
*3 offices, restrooms,
warehouse,
2 overhead doors*



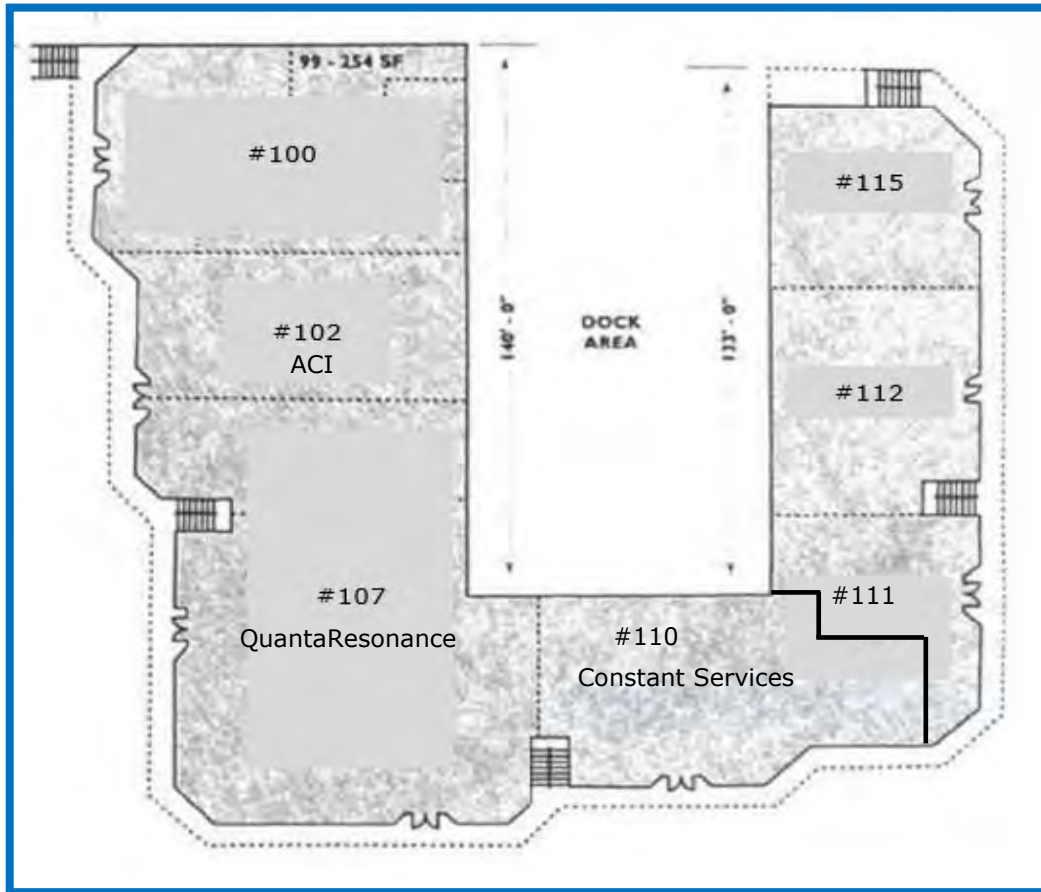
Suite 115
2,590 SF (approx.)

MONTHLY RENT:
RENT: \$3,453.33
CAM: \$1,675.35
TOTAL: \$5,201.58

*office, restroom,
Air conditioned warehouse,
two overhead doors*

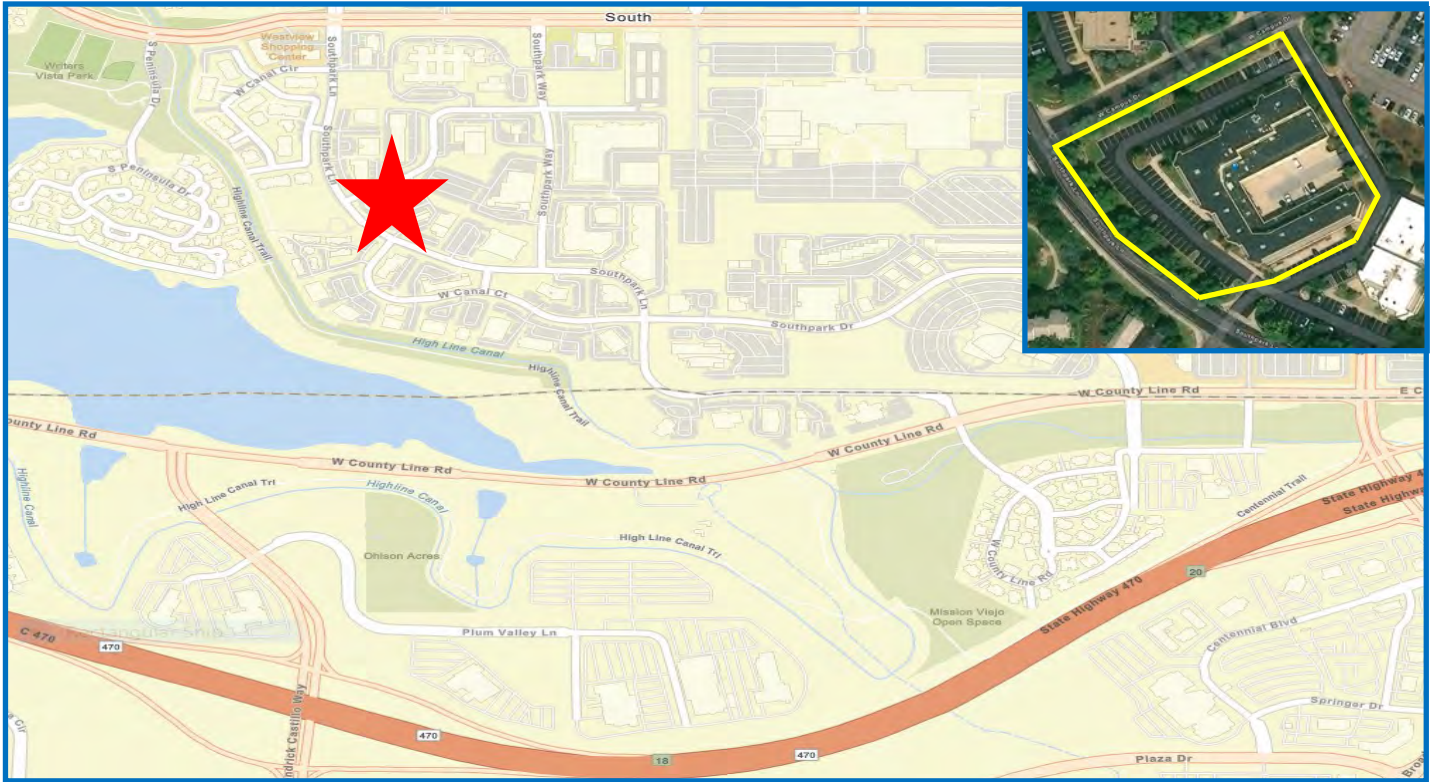


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