



Industrial/Flex For Lease

Highlights

- > Situated on approximately 8.4 beautifully manicured acres located in the Southwest Business Center in the strong southwest Metro Denver submarket
- > Southwest Business Center was designed to accommodate smaller users, with a variety of office finish levels
- > The project offers a diverse tenant mix and flexible layout opportunities

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Southwest Business Center

8100 Southpark Way | Unit A-10 | Littleton, Colorado 80120

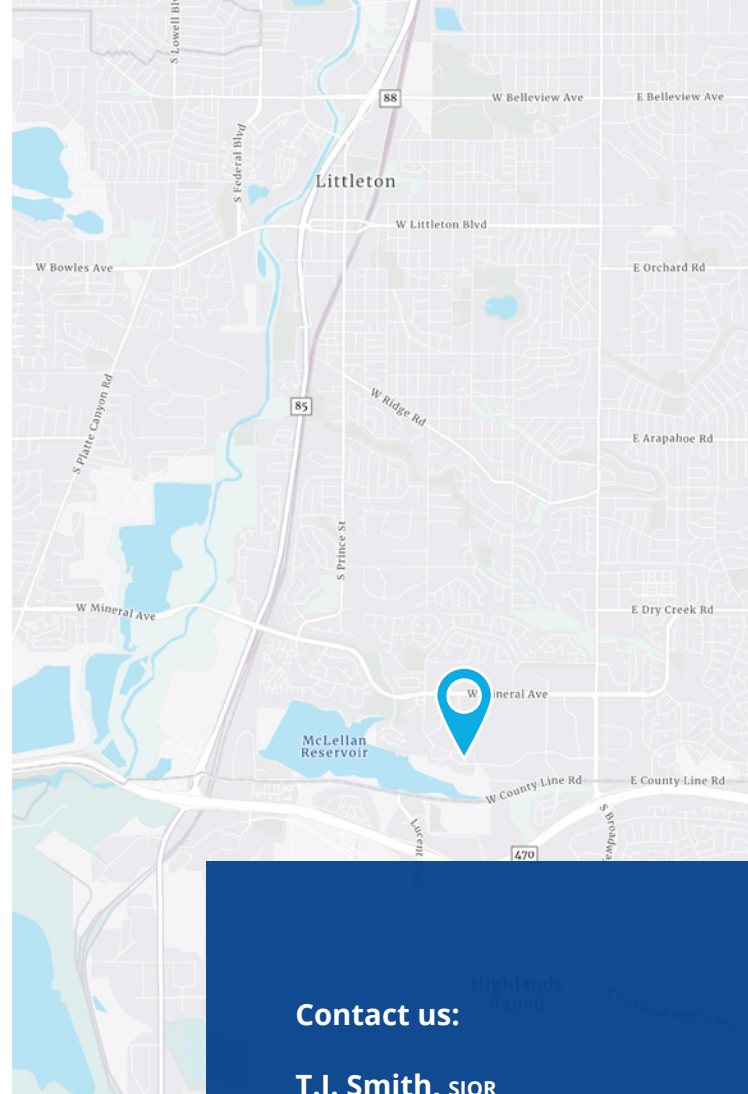
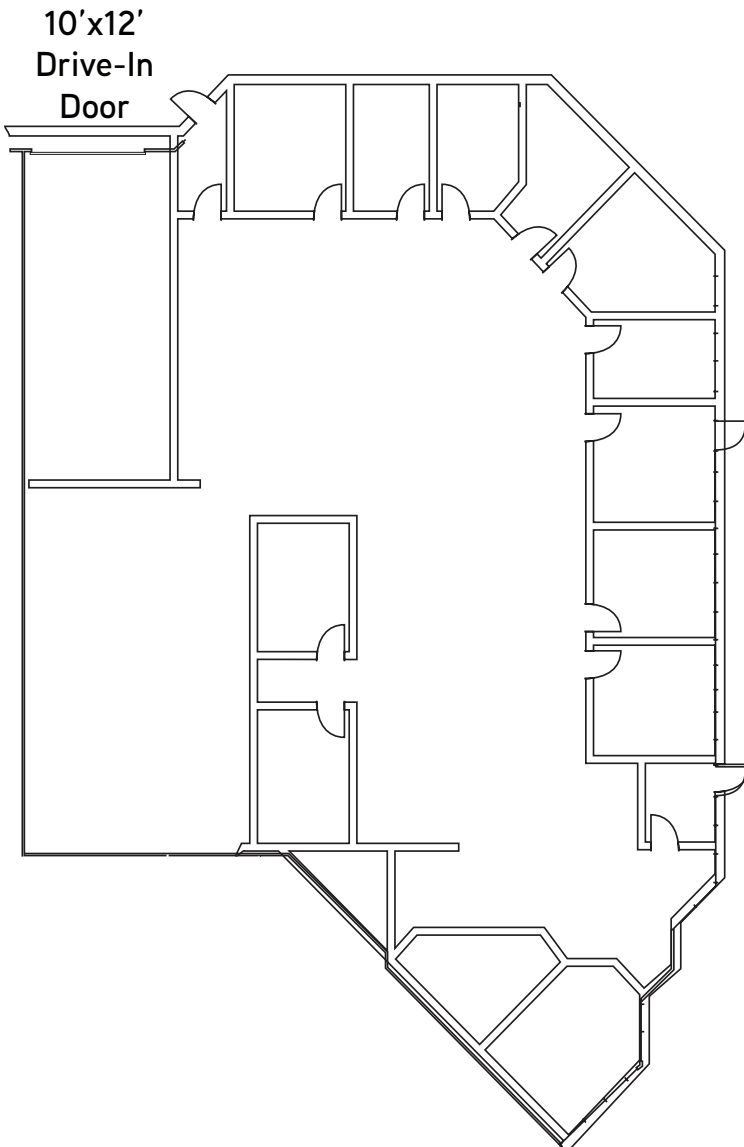
Building Information

Unit Size:	6,771 SF
Office Size:	90%
Base Rent:	\$13.50/SF NNN
Est. 2025 Op. Ex.:	\$6.87/SF
Clear Height:	9'-6" Office 16'-10" Warehouse
Sprinklers:	Yes
Zoning:	PID
Parking:	3:1,000
Loading:	One (1) Drive-In
Available:	May 1, 2026

For Lease

UNIT	SF	OFFICE	LOADING
A-10	6,771	90%	One (1) Drive-In Door

Floorplan



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Disclosure



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