



1,339 SF OFFICE FOR LEASE

Reception, Private Offices, Kitchenette

5231 S Santa Fe Dr. #201 | Littleton, CO 80120



RIGHT OFF BELLEVIEW & SANTA FE

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



SECOND FLOOR SPACE PLAN

OFFERING SUMMARY

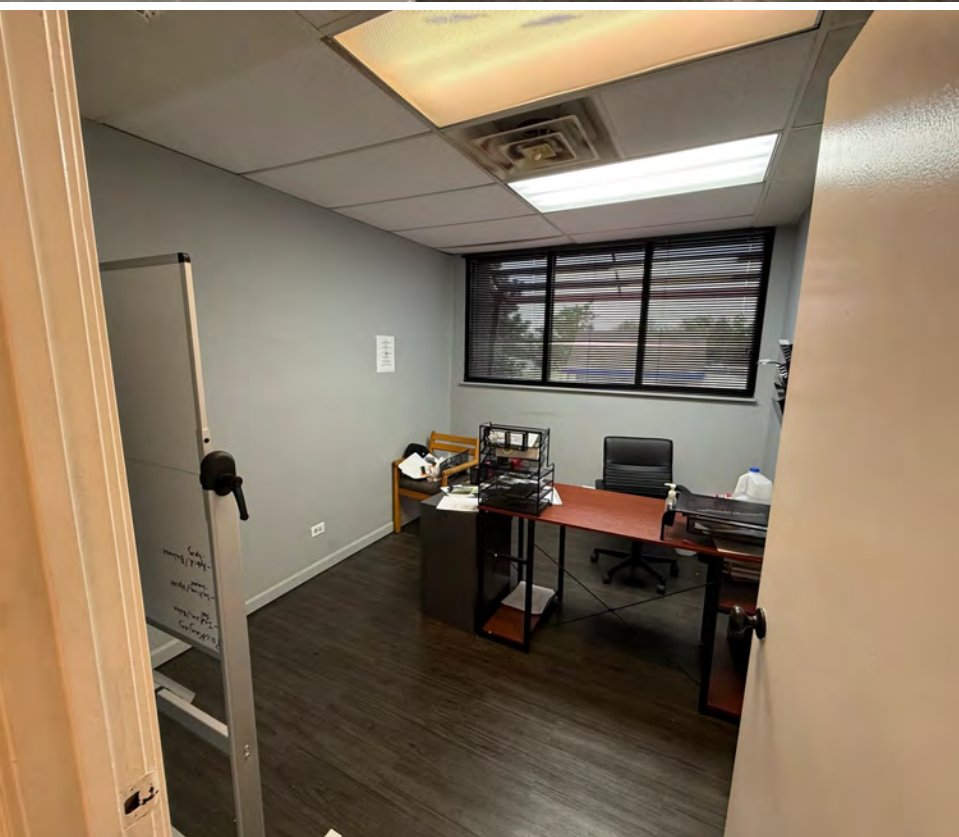
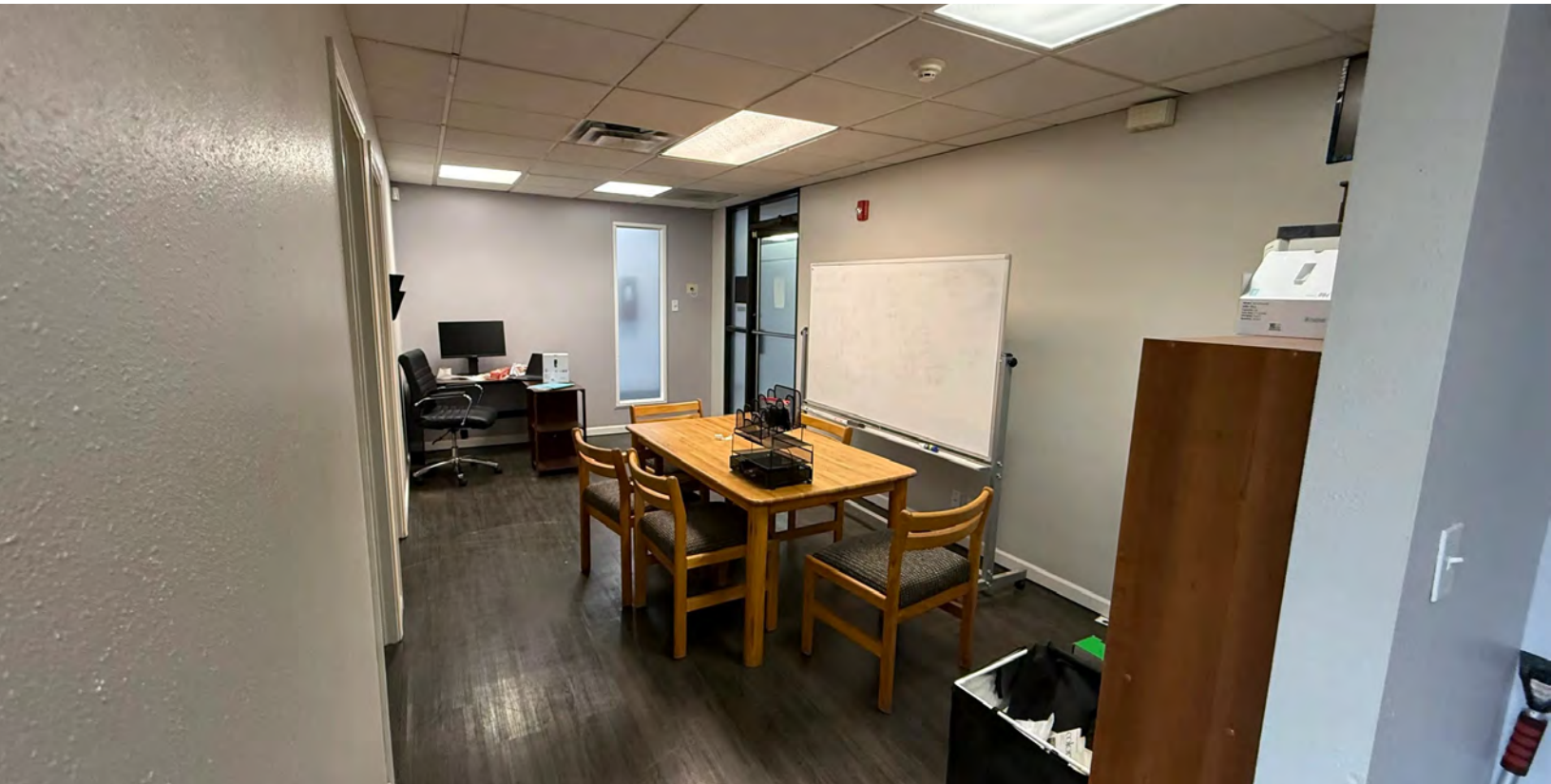
Total Available:	1,339 SF
Lease Rate:	\$14.50/SF FSG
Building Size:	12,844 SF
Building Class:	A
Ceiling Height:	10 Feet
Year Built/Renovated:	1977/2014
Zoning:	Commercial
Market:	Denver Metro
Submarket:	Southwest
Cross Street:	Bellevue & Santa Fe

PROPERTY OVERVIEW

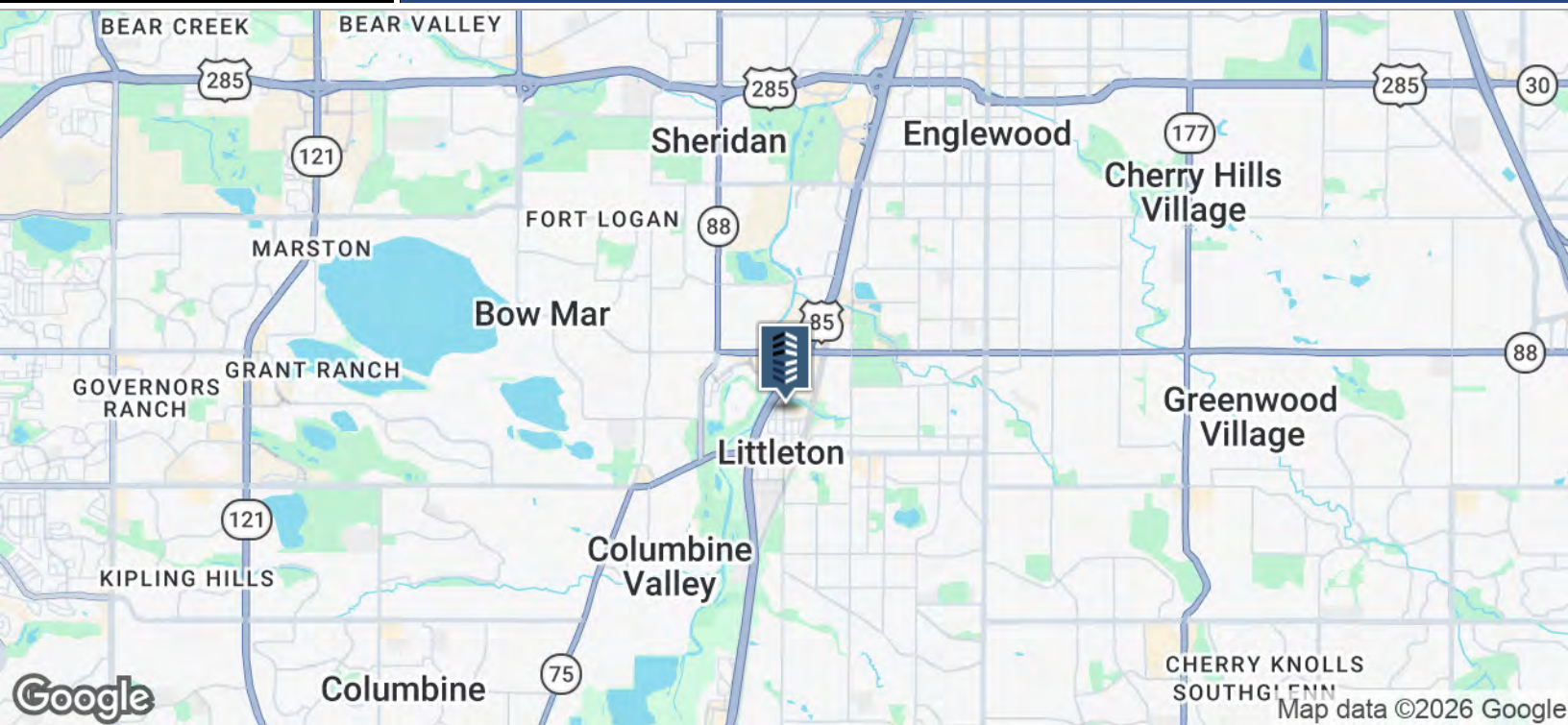
Prime location, literally sits on S Santa Fe Dr & Bellevue with tremendous exposure to over 80,000 cars/day w/ prominent Building signage & identity. This is a rare availability with 24/7 access and multiple private entrances. Space itself is designed extremely well for most any type of office use with 3 private offices, open bullpen or conference space, kitchen/break area, nice reception and waiting area. Excellent access and identity, this space also comes with front building signage rights as well as monument signage rights.

PROPERTY HIGHLIGHTS

- BEST deal in the Central Littleton market right now!
- Excellent, prime location with tremendous exposure and signage.
- 2 Private Entrances, Reception/Waiting area, 3 Private Offices, Kitchenette & Conference/Bullpen Room
- Upgraded office suite on top floor with 2 sides of glass
- Abundant 5:1000 parking ratio
- Local ownership and management, walking distance from Starbucks & other services







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