



**FOR LEASE  
\$22 SF/YR (FULL SERVICE)**

8 W. DRY CREEK CIRCLE  
**8 WEST DRY CREEK CIRCLE**  
 Littleton, CO 80122

**PROPERTY HIGHLIGHTS**

- Quiet & professional office campus
- Full Service lease includes utilities and janitorial service
- Tenant Improvement Allowance packages are available
- Expansive on-site parking
- Dedicated property management ensures consistent maintenance
- Well-maintained landscaping reinforces a professional image



AVAILABLE SF  
 886 - 1,668 SF



FULL SERVICE RENT  
 \$22/RSF



LEASE TERM  
 36+ MONTHS



PARKING  
 4 PER 1,000SF



YEAR BUILT/RENO  
 1982/2011



ZONING  
 PD-C

**PROPERTY DESCRIPTION**

8 West Dry Creek, within the Highline Professional Center, offers a diverse mix of professional office users and medical/dental practices. Located just off of South Broadway, less than 1 mile from AdventHealth Littleton, and a mile and a half from C-470, the convenience and accessibility is ideal. With shopping, dining, and the Highline Canal Trail all within minutes, this has everything you need for your next location.



**MADISON  
 COMMERCIAL  
 PROPERTIES**

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.

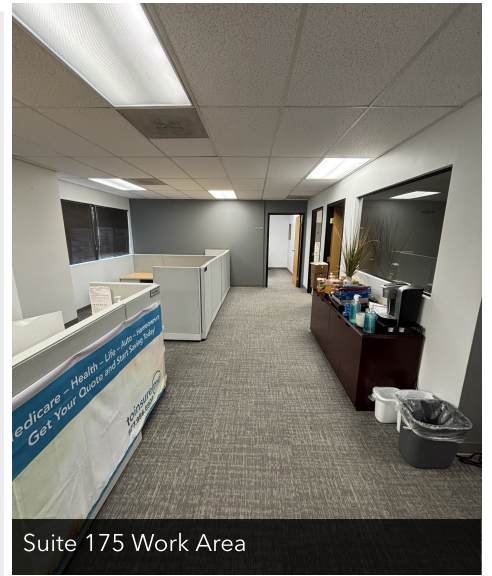
# ADDITIONAL PHOTOS



Suite 175 Reception



Suite 175 Waiting Area



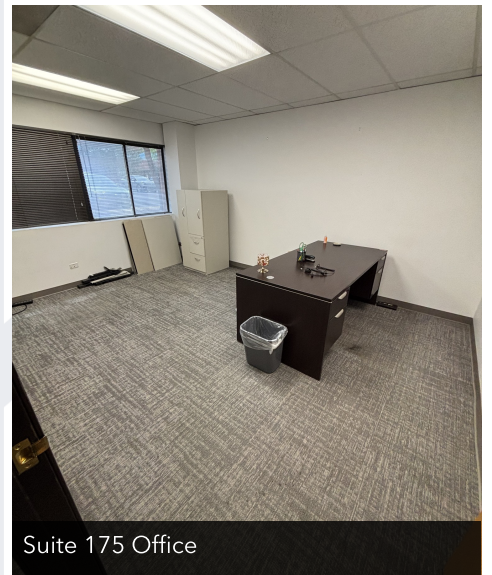
Suite 175 Work Area



Suite 175 Breakroom



Suite 175 Office



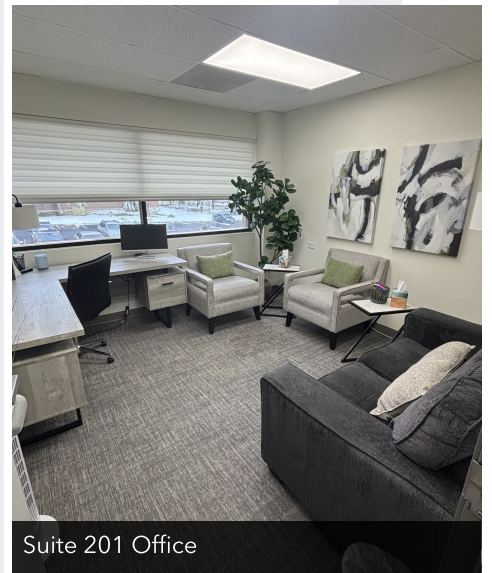
Suite 175 Office



Suite 201 Entry



Suite 201 Breakroom



Suite 201 Office

**TODD BROWN**

303.916.3955

tbrown@madisoncommercial.com

**MADISON  
COMMERCIAL  
PROPERTIES**

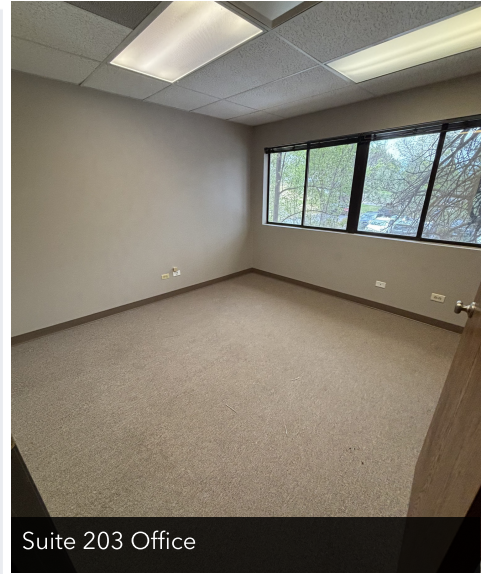
# ADDITIONAL PHOTOS



Suite 201 Office



Suite 203 Entry



Suite 203 Office



Suite 203 Office



Suite 203 Kitchen



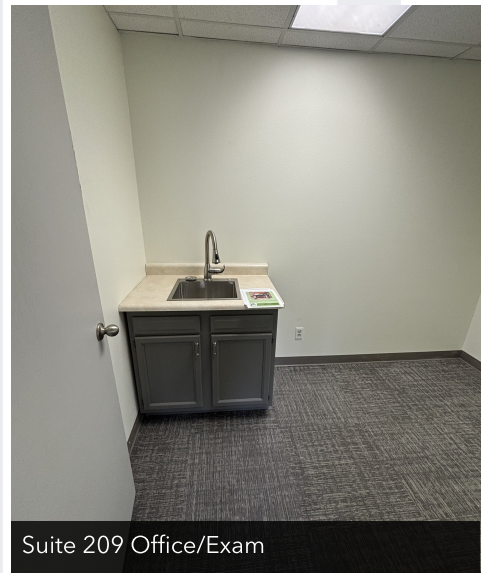
Suite 209 Entry



Suite 209 Office



Suite 209 Office



Suite 209 Office/Exam

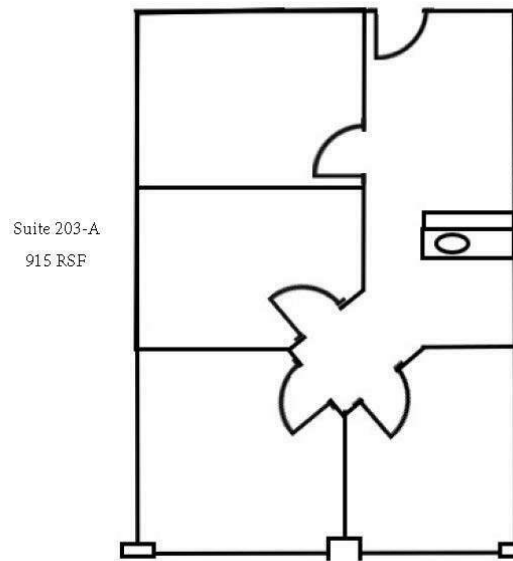
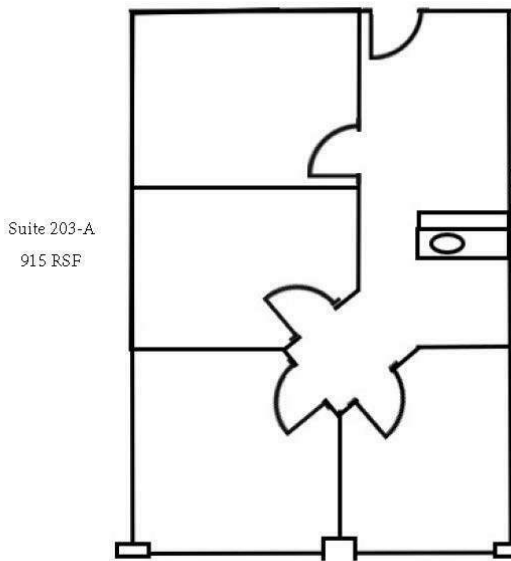
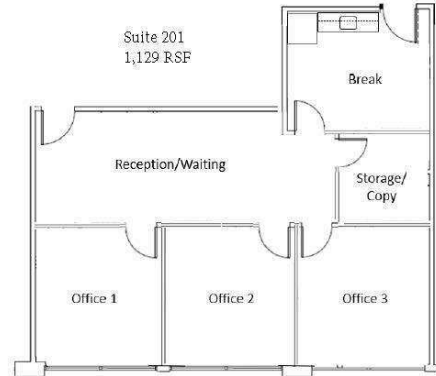
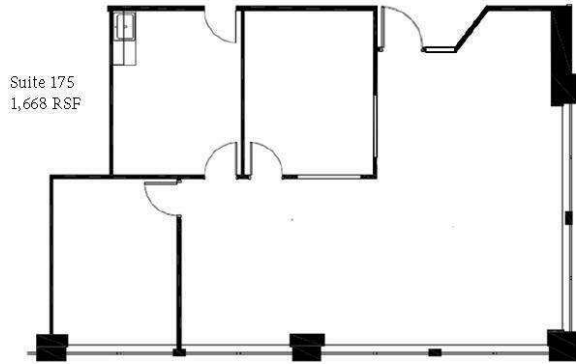
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# FLOOR PLANS



All dimensions approximate

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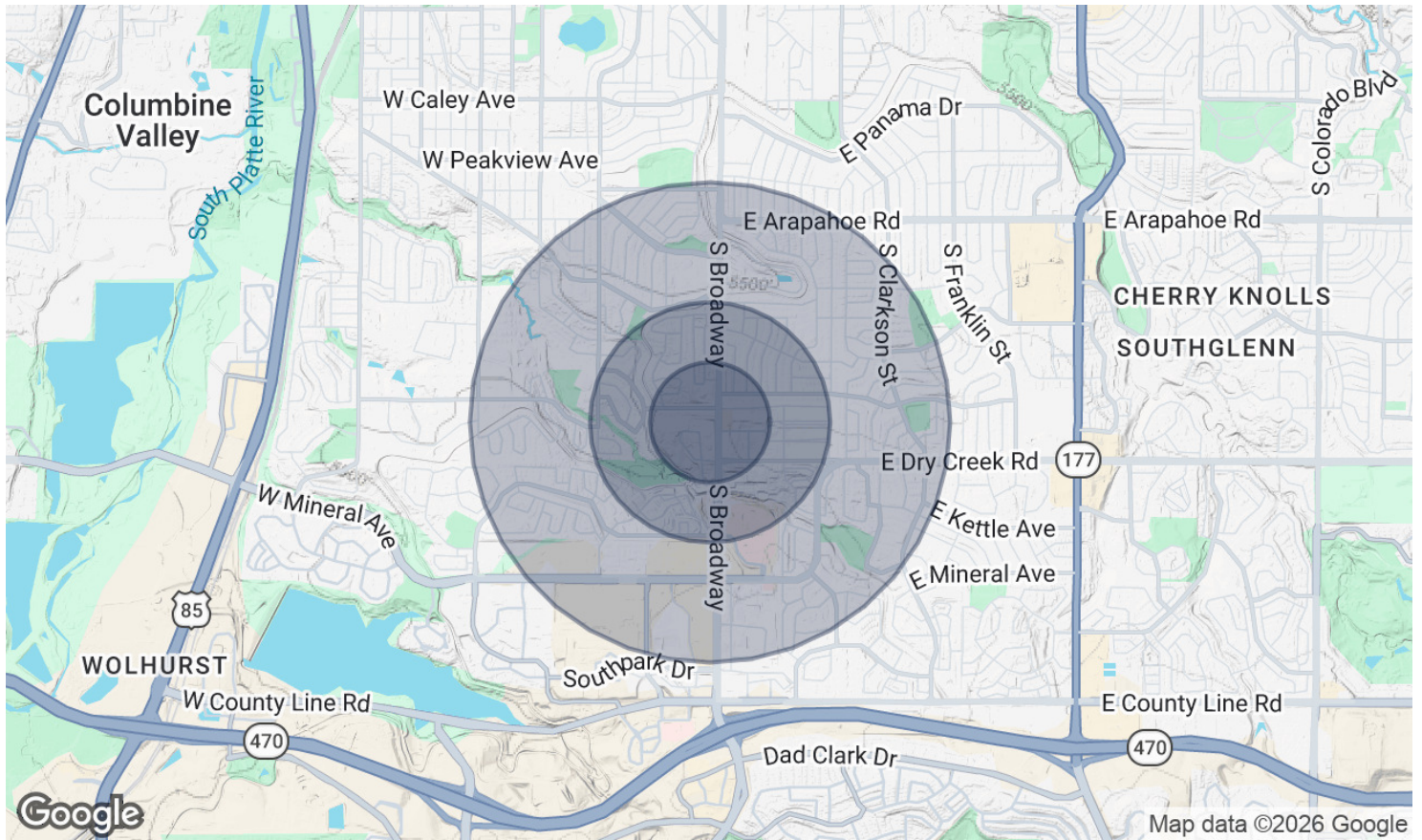
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	768	3,117	12,686
<b>Average Age</b>	41.8	41.3	41.0
<b>Average Age (Male)</b>	41.2	41.2	40.7
<b>Average Age (Female)</b>	43.1	42.1	42.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	310	1,247	5,144
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$159,686	\$159,323	\$144,741
<b>Average House Value</b>	\$605,745	\$611,962	\$597,551

2023 American Community Survey (ACS)

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