



DOWNTOWN LITTLETON OFFICE SPACE FOR LEASE

Available Office Space from 920 SF - 1,211 SF

Property Overview:

Lease Type:	Full Service Gross
Building Type:	Multi-Tenant Office
Building Size:	30,678 SF
Parking:	93 Surface
Zoning:	B-1

Tenant Improvement Allowances Available!

Property Features:

- Unbeatable location in Downtown Littleton
- Ample parking for employees and visitors
- Showers and Lockers located in the first floor restrooms
- Exceptional Lobby that provides common area for tenants and visitors
- Newly renovated suites

For more information, please contact:

KEITH LENZ

Associate Advisor

303.962.9563

KLenz@PinnacleREA.com

COREY SANDBERG

Vice President

303.407.9784

CSandberg@PinnacleREA.com

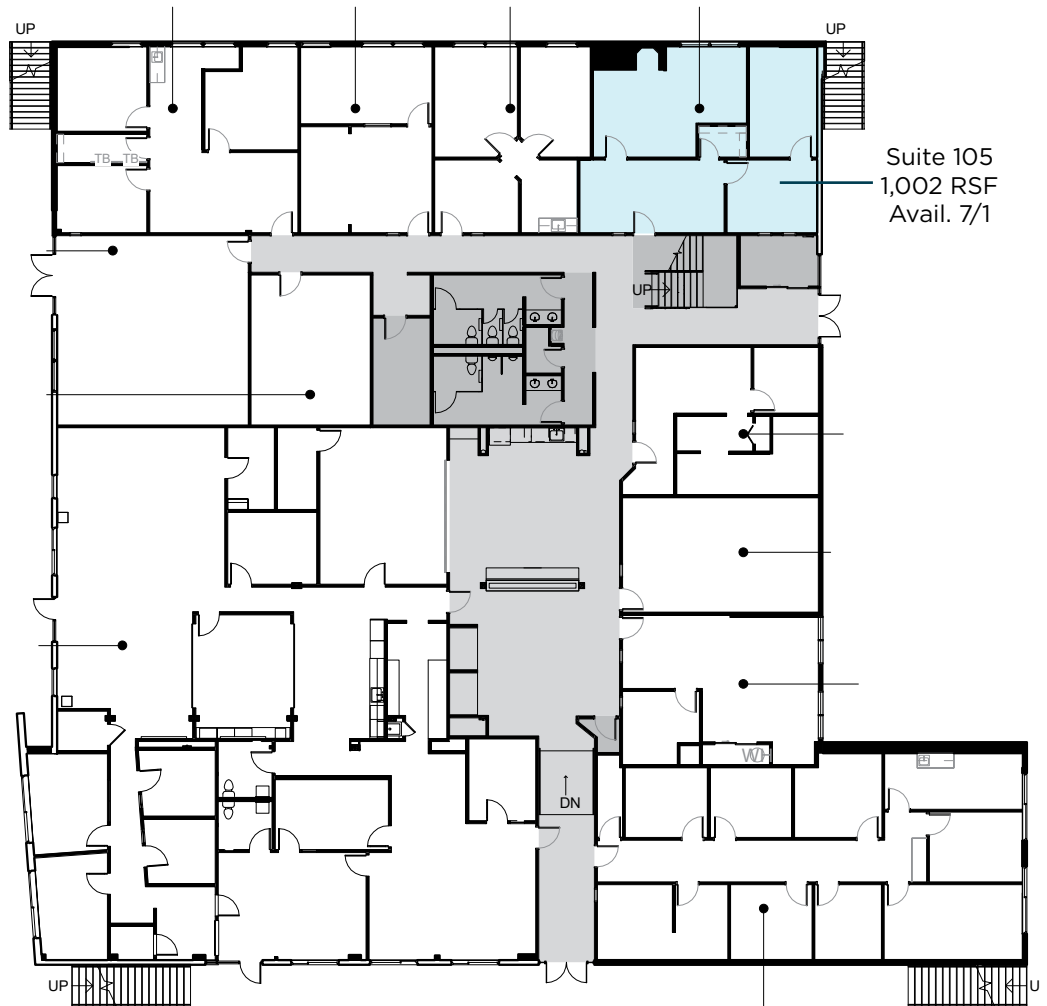
DALLAS SANDBERG

Senior Advisor

303.407.9781

DSandberg@PinnacleREA.com

First Floor



Available

Suite	Size	Rate	Type
Suite 105	1,002 RSF	\$20.50/SF	Full Service Gross Avail. 7/1

For more information, please contact:

KEITH LENZ
Associate Advisor
303.962.9563
KLenz@PinnacleREA.com

COREY SANDBERG
Vice President
303.407.9784
CSandberg@PinnacleREA.com

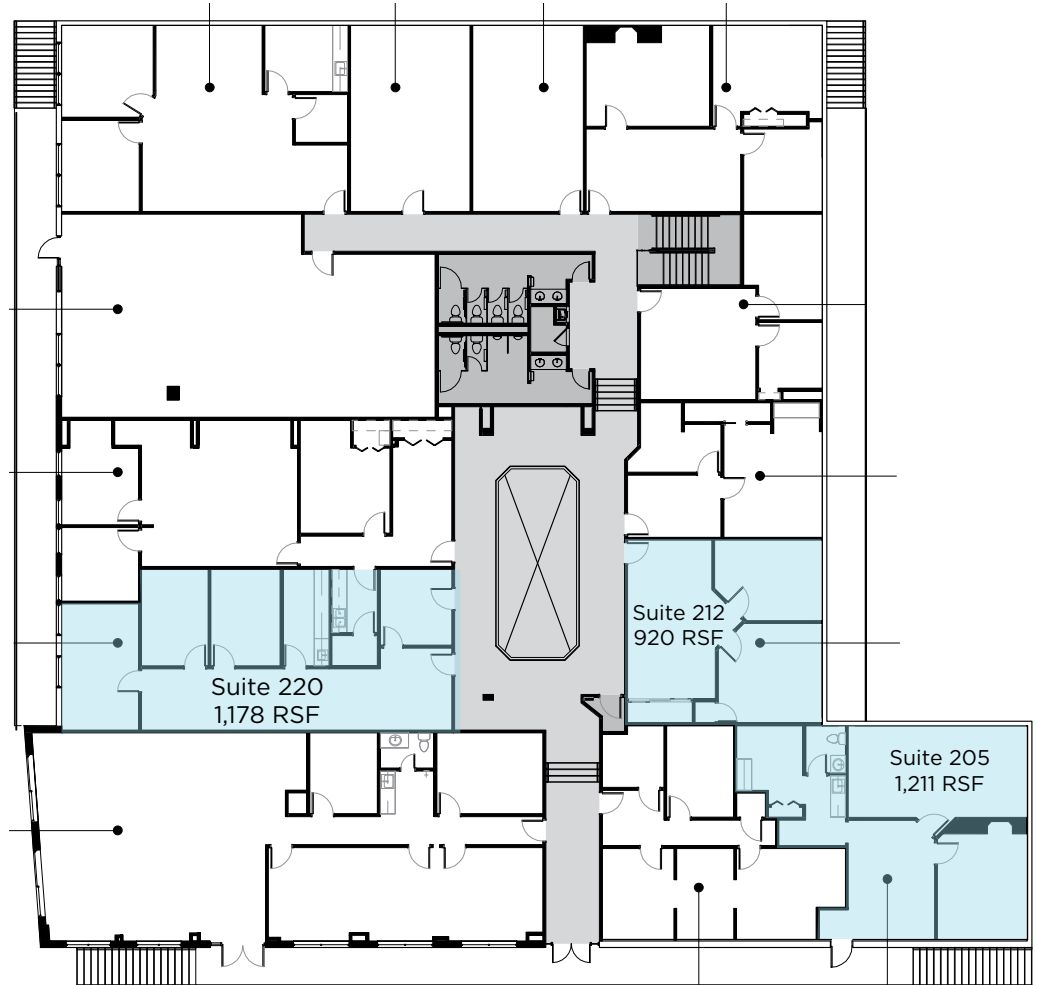
DALLAS SANDBERG
Senior Advisor
303.407.9781
DSandberg@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

Second Floor



Available

Suite	Size	Rate	Type
Suite 205	1,211 RSF	\$19.50/SF	Full Service Gross (Avail. 7/1)
Suite 212	920 RSF	\$19.50/SF	Full Service Gross
Suite 220	1,178 RSF	\$19.50/SF	Full Service Gross

For more information, please contact:

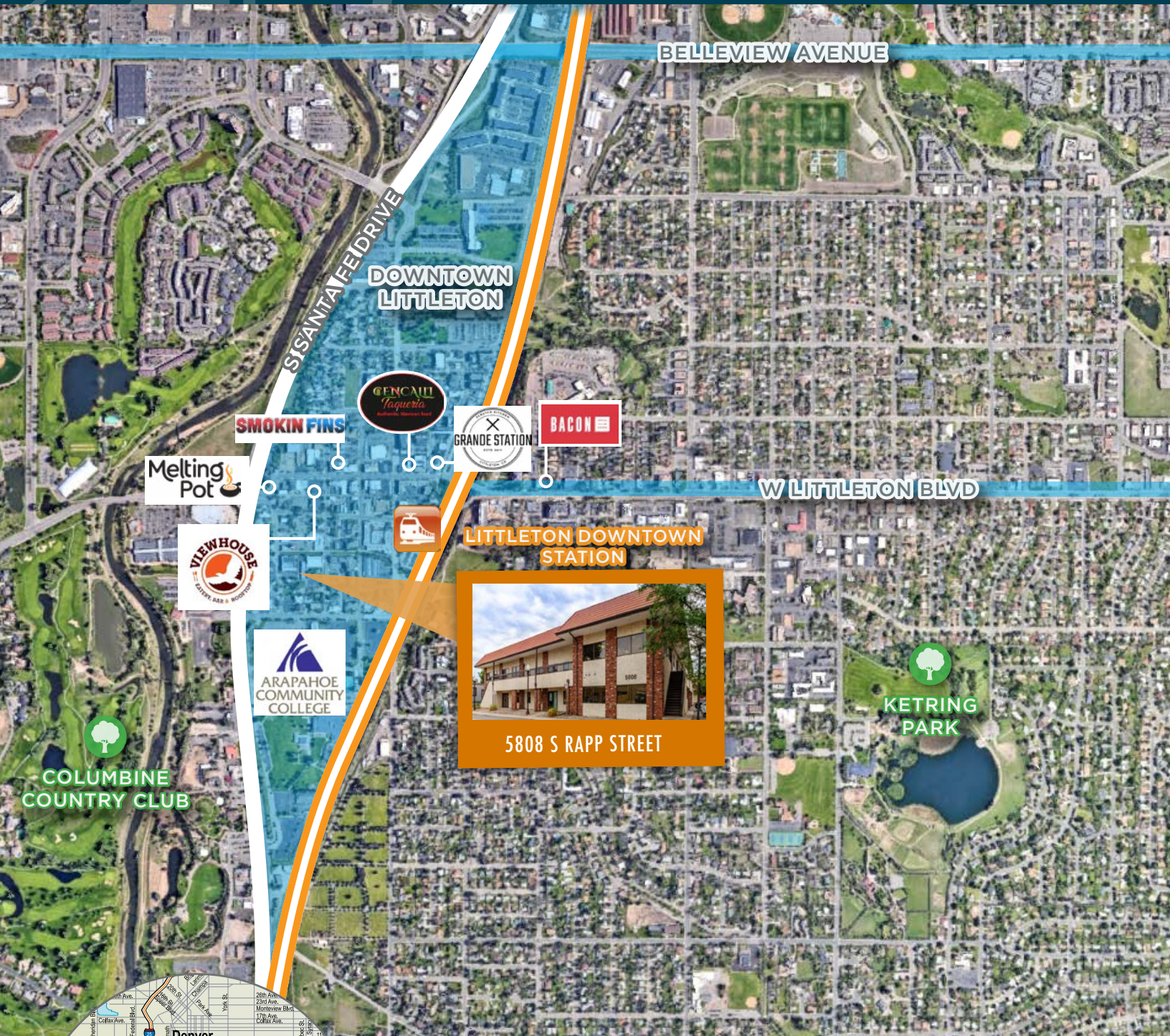
KEITH LENZ
Associate Advisor
303.962.9563
KLenz@PinnacleREA.com

COREY SANDBERG
Vice President
303.407.9784
CSandberg@PinnacleREA.com

DALLAS SANDBERG
Senior Advisor
303.407.9781
DSandberg@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com



For more information, please contact:

KEITH LENZ
Associate Advisor
303.962.9563
KLenz@PinnacleREA.com

COREY SANDBERG
Vice President
303.407.9784
CSandberg@PinnacleREA.com

DALLAS SANDBERG
Senior Advisor
303.407.9781
DSandberg@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

© 2025 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.