

FOR LEASE

\$20/SF NNN | MEDICAL OFFICE | 1,600 SF

9895 W REMINGTON PL
LITTLETON, CO 80128



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY INFORMATION

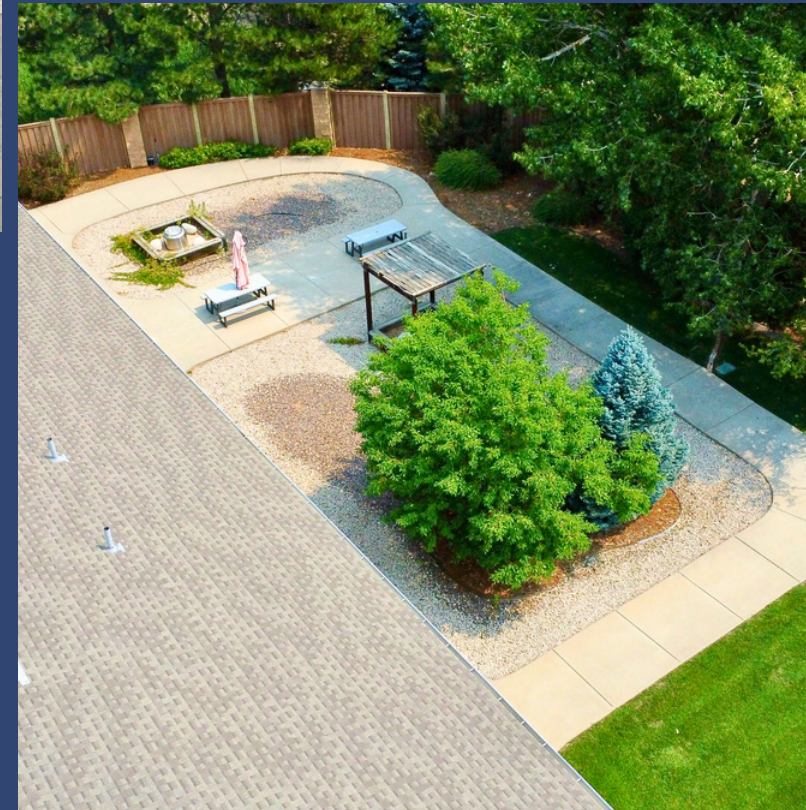
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LEASE RATE	\$20/SF
OPEX	\$14.59/SF
BUILDING SIZE	8,146
SF AVAILABLE	1,600-1,900
SUITES	1 AVAILABLE
LOT SIZE	1 AC
USE	MEDICAL OFFICE
ZONING	P-D (JEFFCO)
PARKING	3.93/1,000

Property Highlights

- Medical or traditional office suite
- Direct exterior entrance with convenient parking access
- Flexible open floor plan suitable for office, medical, or retail users
- Abundant natural light from large west-facing windows
- Private outdoor courtyard with picnic tables and fire pit
- Excellent visibility and access just off C-470 & S. Kipling Parkway
- Surrounded by established retail, restaurants, and neighborhood amenities



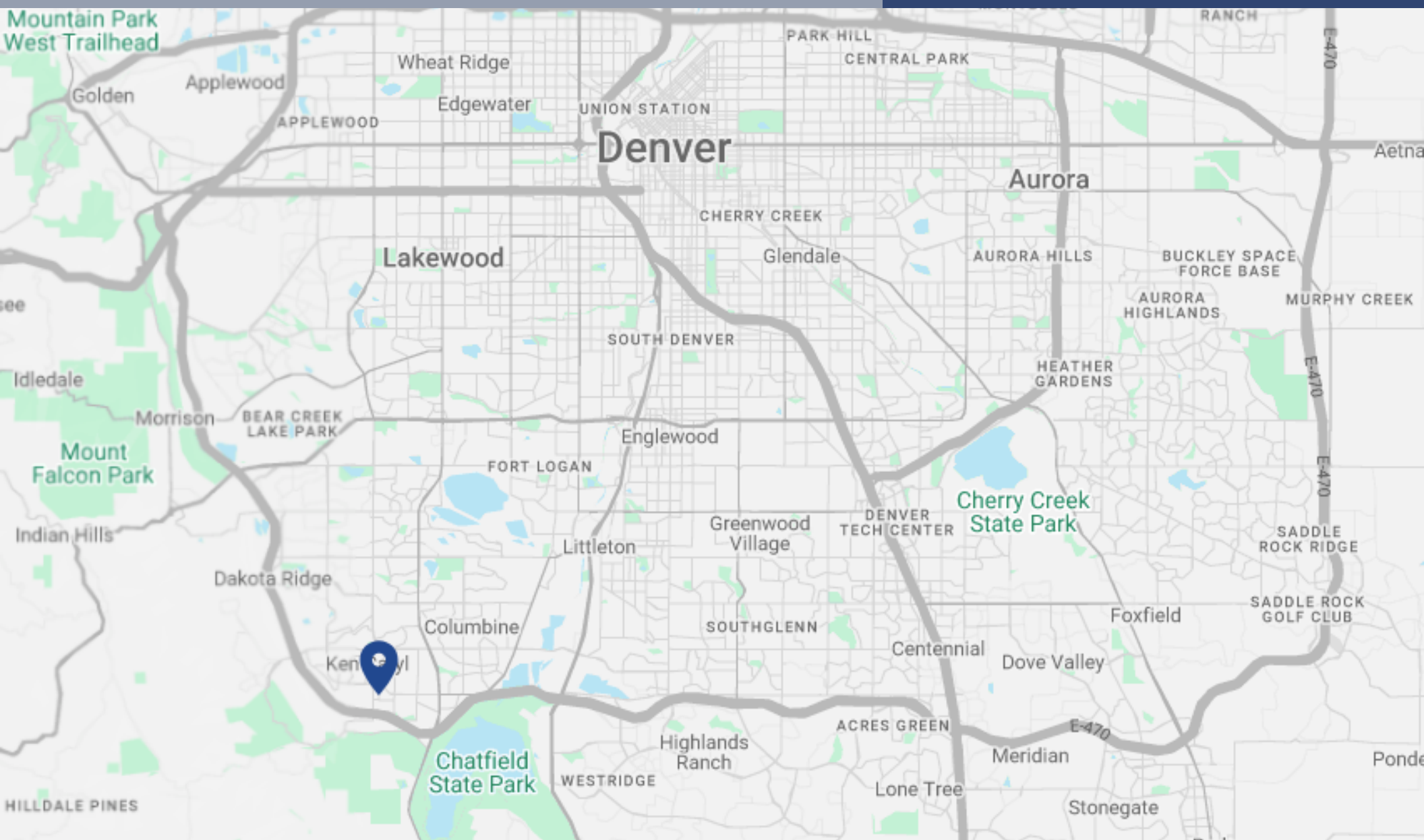
PROPERTY PHOTOS

9895 W REMINGTON PL
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LOCATION MAP

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