

8061 S Broadway
Littleton, CO 80122

FOR LEASE



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Property Notes:

Now available for lease, this 1,394 SF retail suite is located within a high-visibility retail center. The space offers an excellent opportunity for retail businesses or professional office users seeking strong exposure along a major corridor. Monument signage is available, providing prominent branding and visibility to passing traffic.

Asking Rent:	\$12.00 NNN
Building Size:	19,554 SF
OPEX:	\$13.70/SF/Yr
Available Space:	1,394 SF
Lease Term:	Negotiable



Property Highlights

- 1,394 SF office suite
- \$12.00/SF NNN
- OPEX: \$13.70/SF
- Monument signage available
- Strong visibility along South Broadway
- Located within established retail center
- Easy access to major roadways
- Current shell office buildout

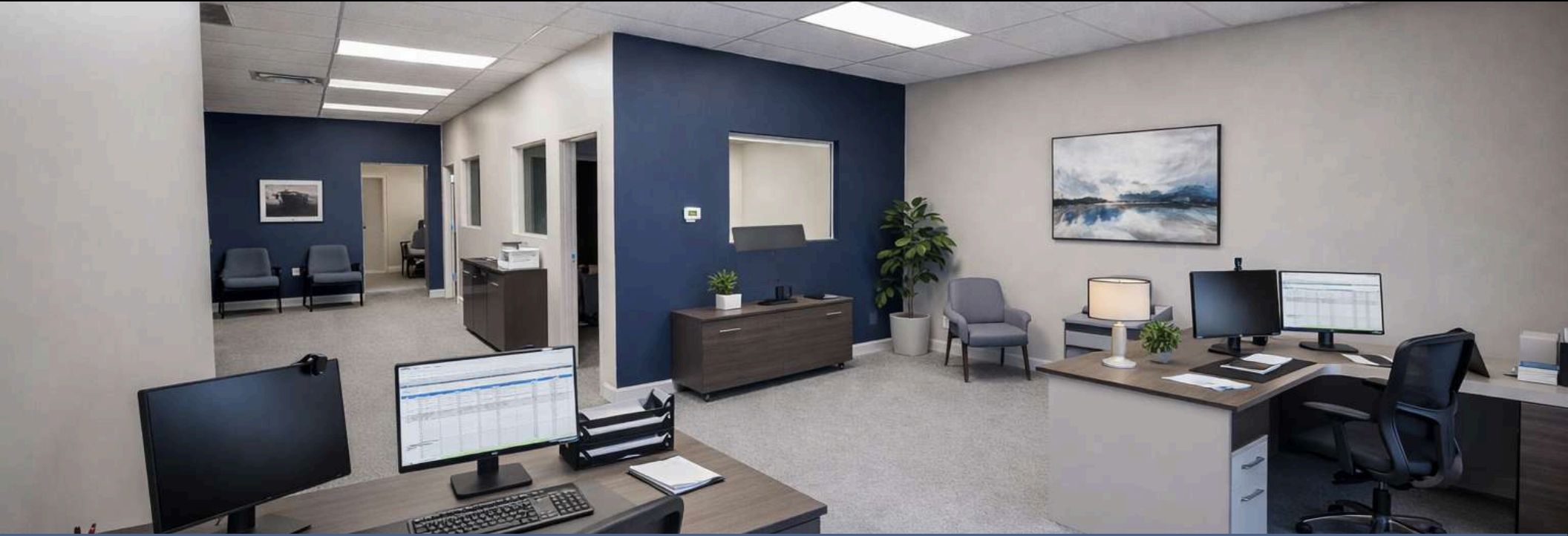
Location Description

Positioned along South Broadway, the property benefits from strong daily traffic counts and excellent accessibility. The corridor is surrounded by a mix of retail, service, and professional users. Convenient access to major thoroughfares makes it easily accessible for both clients and employees. The area is well-established and continues to serve as a primary commercial hub for the surrounding community.

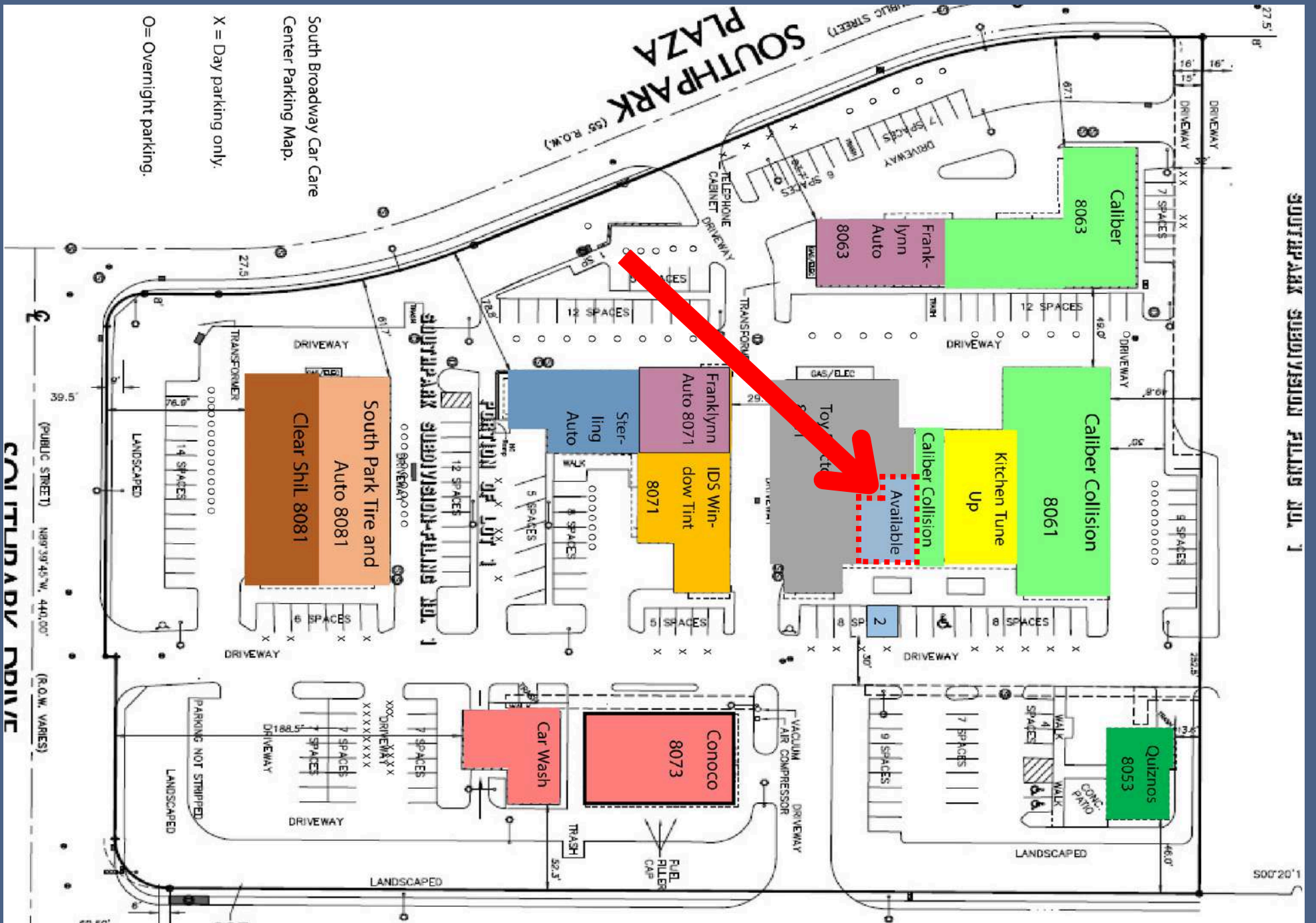




Artistic Renderings



Site Map





Take the Next Step

Contact US



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