

FOR SUB-LEASE
\$18.54 SF/YR (NNN)



SOUTH BROADWAY MEDICAL CENTER
7261 S. BROADWAY
Littleton, CO 80122



AVAILABLE SF
1,500 SF



BUILDING SF
19,486 SF



AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- Parking Ratio of 4/1,000sf, Plus Abundant Street Parking
- Fitness Room With Showers & Lockers
- Common Area Conference Room/Staff Lounge & Kitchen
- Lobby and Suite Signage



PARKING
60 SPACES



RATE
\$18/SF



YEAR BUILT
2002

PROPERTY DESCRIPTION

Located just one mile north of Littleton-Adventist Hospital and 5 minutes from C-470, this property has excellent exposure on busy South Broadway. The South Broadway Medical Center serves residents of Littleton, Centennial, Highlands Ranch, Englewood, Greenwood Village, Cherry Hills Village, and other surrounding communities. The easily accessible location and an abundance of surrounding rooftops make this an ideal spot for a healthcare professional seeking a central South Metro location with exceptional medical co-tenancy and attentive, local property ownership and property management.

Madison Commercial Properties
501 S Cherry St. Suite 350 | Denver, CO 80246
720.441.1460 | madisoncommercial.com



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$18.54 SF/yr

AVAILABLE SPACES

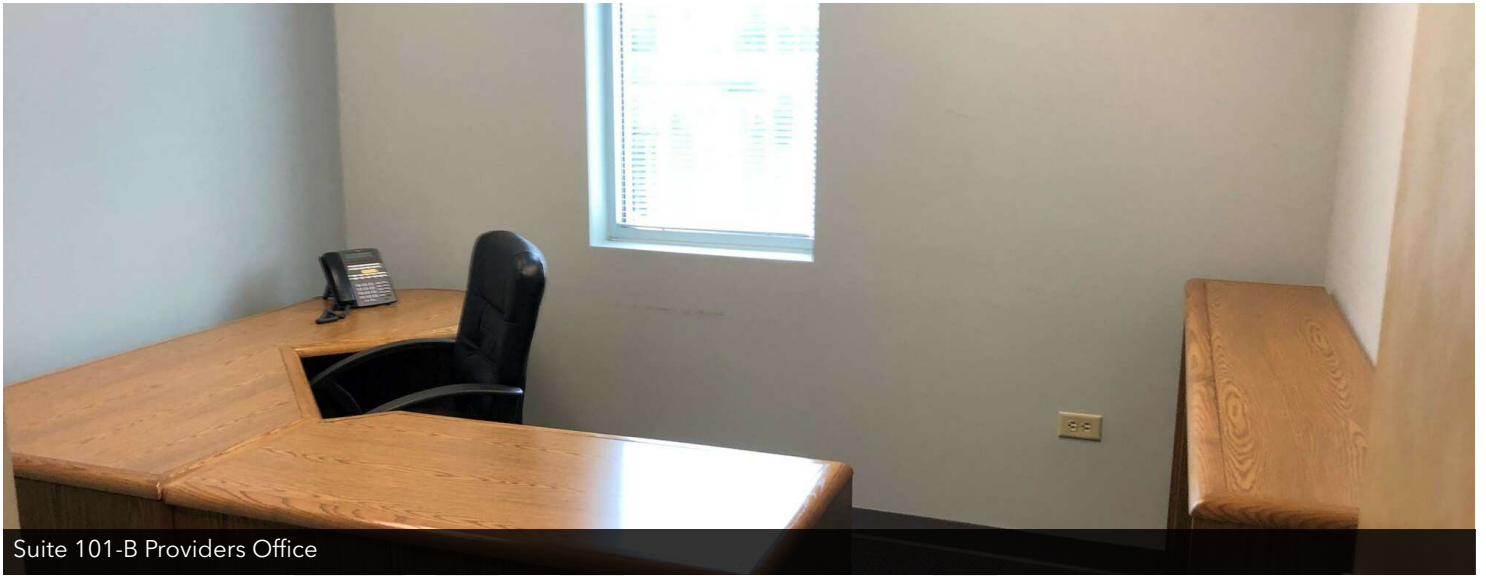
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101-B	Available	1,500 SF	NNN	\$18.54 SF/yr	This is a sub-lease of an office within an office. A general practitioner leases the largest space in the building and simply has more space than needed. The master lease expires on August 31, 2025. Ownership would consider a longer, direct lease. The offered space is approximately 1,500sf and consists of two dedicated/private exam rooms, 2 dedicated/private provider's offices, dedicated MA work area, dedicated reception desk, shared waiting area, and shared lab area.

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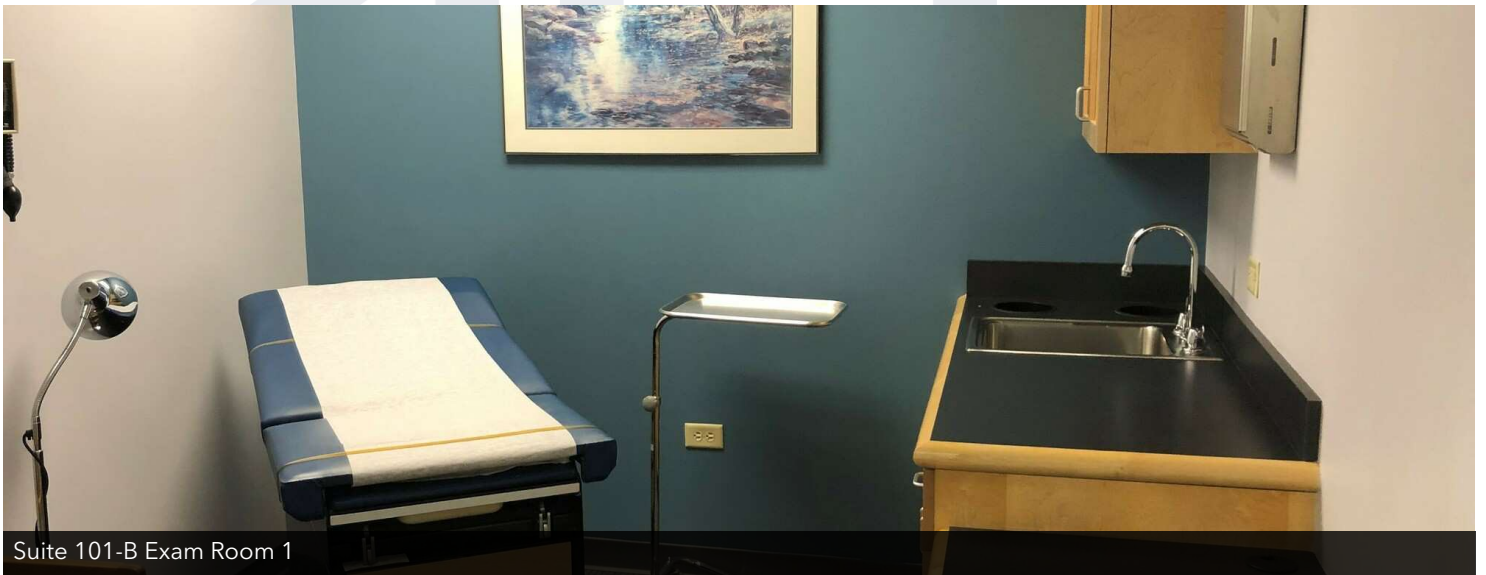
303.916.3955
 tbrown@madisoncommercial.com



ADDITIONAL PHOTOS



Suite 101-B Providers Office



Suite 101-B Exam Room 1



Suite 101-B Exam Room 2

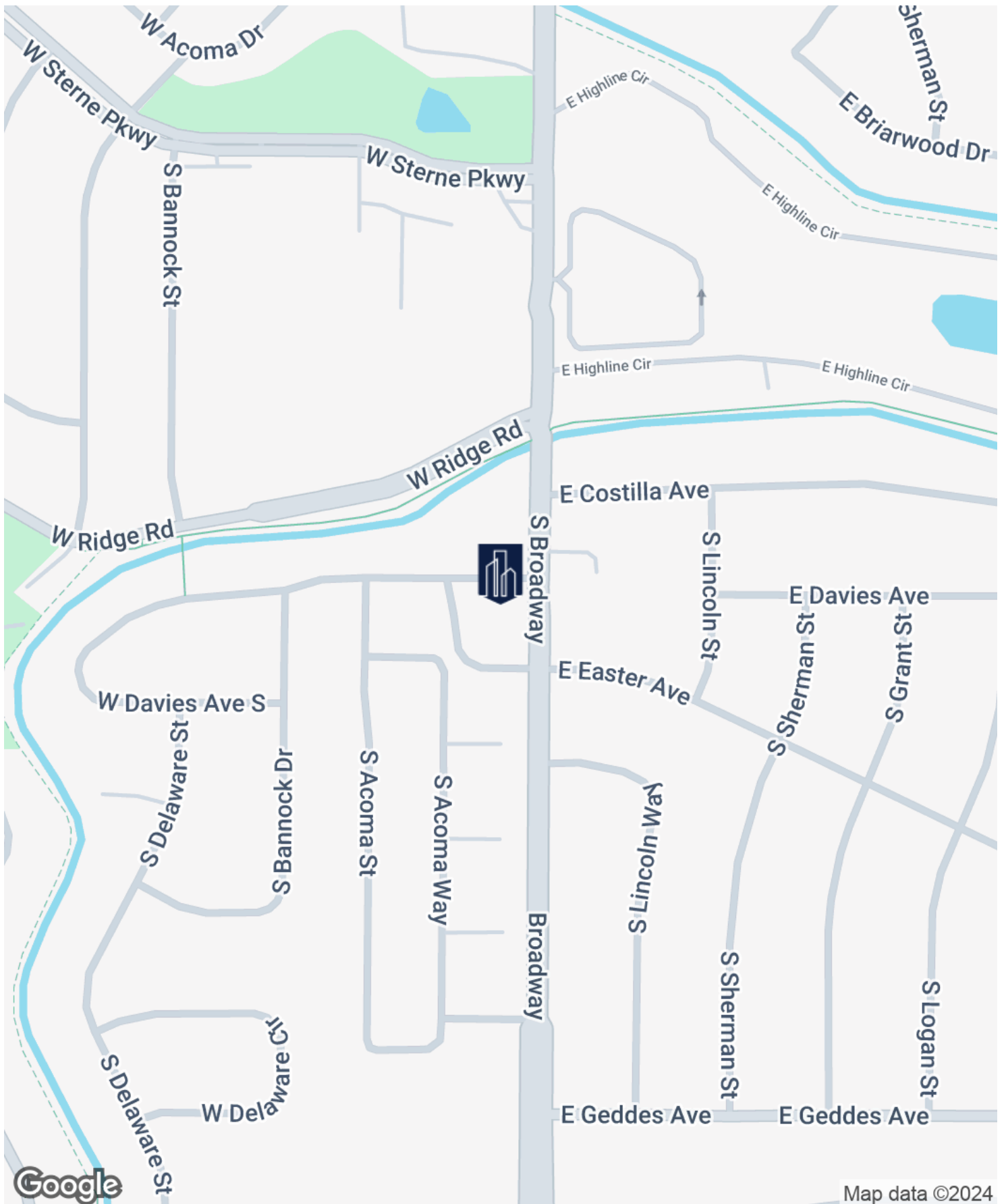
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 **MADISON
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LOCATION MAP



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