

861 Southpark Drive #100

FOR LEASE


Flex: Office and Warehouse


 **861 Southpark Drive #100**
Littleton, CO 80120

Position your business in the highly coveted Southpark Business District, just off the Broadway and C-470 intersection and next to the upcoming mixed-use development, Mineral Place. This property offers modern office space paired with a large warehouse, providing a full-service office and distribution/storage facility. Available for sale or lease. Please contact for more information and tours.




KATT SPIEKER
Associate Broker


 (720) 308-0406

 katt@banyanrealestate.com



CHRIS LAMEE
Principal Broker

 (303) 748-3843

 chris@banyanrealestate.com



861 Southpark Drive #100

PROPERTY INFORMATION

Price	\$17 PSF NNN
Size	6,8000 SFT (3,400 Office / 3,400 Warehouse)
Fire Suppression	Sprinkled Wet
Year Built	2006
HVAC	Forced Air
Parking	Non-designated parking

PROPERTY HIGHLIGHTS

- Unique flex space central to desirable suburban communities like Highlands Ranch, Littleton and Centennial
- Contemporary and well kept office space
- Full service warehouse space with one drive- in and one dock door
- Easily accessible: off the C-470 and Broadway intersection; 2 miles from the Mineral RTD station



CHRIS LAMEE
Broker





■ (303) 748-3843
■ chris@banyanrealestate.com

861 Southpark Drive #100





DEMOGRAPHICS

Source: CoStar 2026

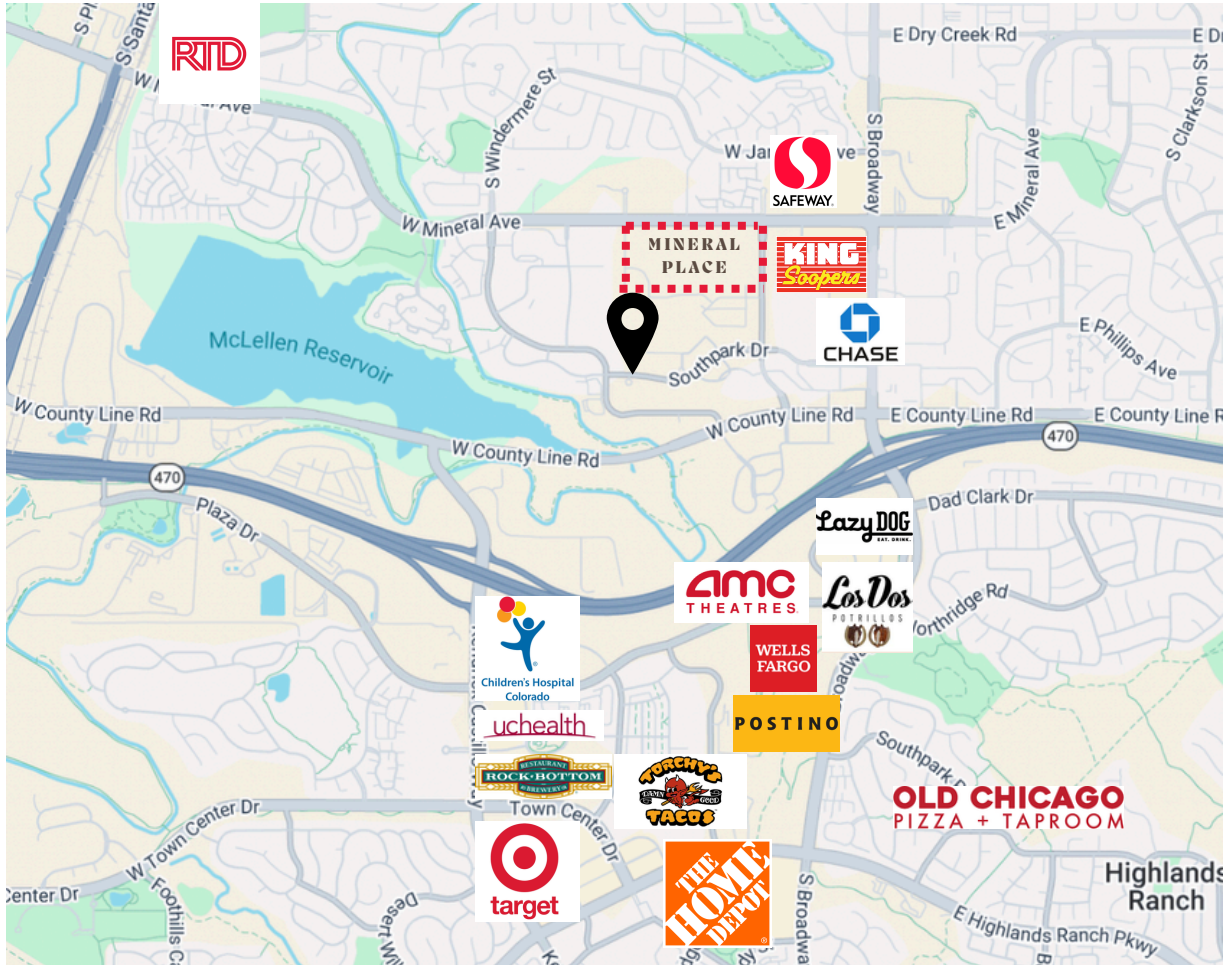
	1 Mile	3 Miles
 Population	6,845	102,506
 Households	3,094	41,321
 Median Household Income	\$113,577	\$126,615
 Daytime Employees	15,520	42,065

CHRIS LAMEE
Broker

 (303) 748-3843
 chris@banyanrealestate.com

861 Southpark Drive #100

LOCATION



Mineral Place - Conceptual Site Plan

Scale 1" = 100' 0"
Image: City of Colorado

MINERAL PLACE DEVELOPMENT

Mineral Place is a transformative 63-acre redevelopment project, reimagining a long-vacant industrial site into a vibrant mixed-use destination. The revitalized development will feature a 370-unit luxury apartment community, nine small retail stores, a Costco Wholesale with a 32-pump gas station, and potential restaurants to bring new energy, housing, and economic opportunity to the area. Anticipated completion: November 2026.

CHRIS LAMEE
Broker

(303) 748-3843
chris@banyanrealestate.com

861 Southpark Drive

Property Photos



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

CHRIS LAMEE
Broker

■ (303) 748-3843
■ chris@banyanrealestate.com

861 Southpark Drive

Property Photos



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

CHRIS LAMEE
Broker

■ (303) 748-3843
■ chris@banyanrealestate.com

861 Southpark Drive

Property Photos



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

CHRIS LAMEE
Broker

■ (303) 748-3843
■ chris@banyanrealestate.com

861 Southpark Drive

Property Photos



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

CHRIS LAMEE
Broker

■ (303) 748-3843
■ chris@banyanrealestate.com

861 Southpark Drive #100

Office Floorplan



TOTAL: 3357 sq. ft

1st floor: 1616 sq. ft, 2nd floor: 1741 sq. ft

EXCLUDED AREAS: WORKSHOP: 3555 sq. ft, WALLS: 243 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

CHRIS LAMEE
Broker



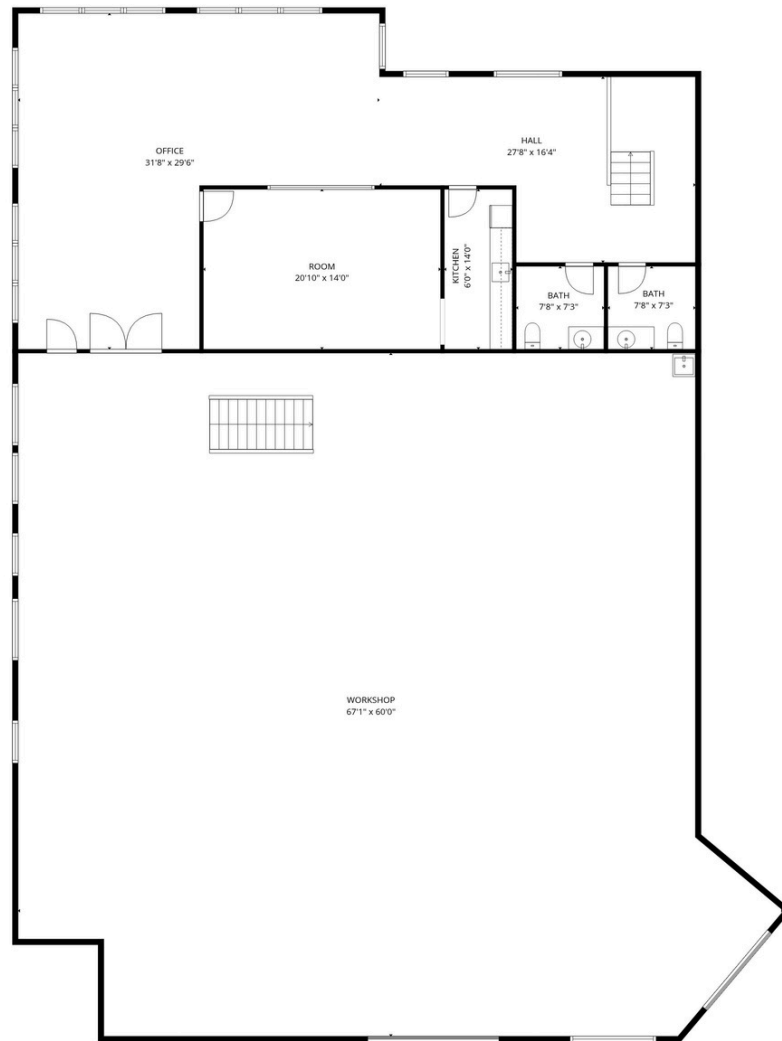
(303) 748-3843



chris@banyanrealestate.com

861 Southpark Drive #100

Warehouse Floorplan



TOTAL: 3357 sq. ft

1st floor: 1616 sq. ft, 2nd floor: 1741 sq. ft

EXCLUDED AREAS: WORKSHOP: 3555 sq. ft, WALLS: 243 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

CHRIS LAMEE
Broker

(303) 748-3843
chris@banyanrealestate.com

861 Southpark Drive #100

All materials and information received or derived from Banyan Real Estate LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Banyan Real Estate LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Banyan Real Estate LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Banyan Real Estate LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Banyan Real Estate LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Banyan Real Estate LLC in compliance with all applicable fair housing and equal opportunity laws.



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

CHRIS LAMEE
Broker

■ (303) 748-3843
■ chris@banyanrealestate.com