

OFFICE SPACE FOR LEASE

5564

S PRINCE STREET

LITTLETON · CO

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REAL ESTATE GROUP

Building Overview

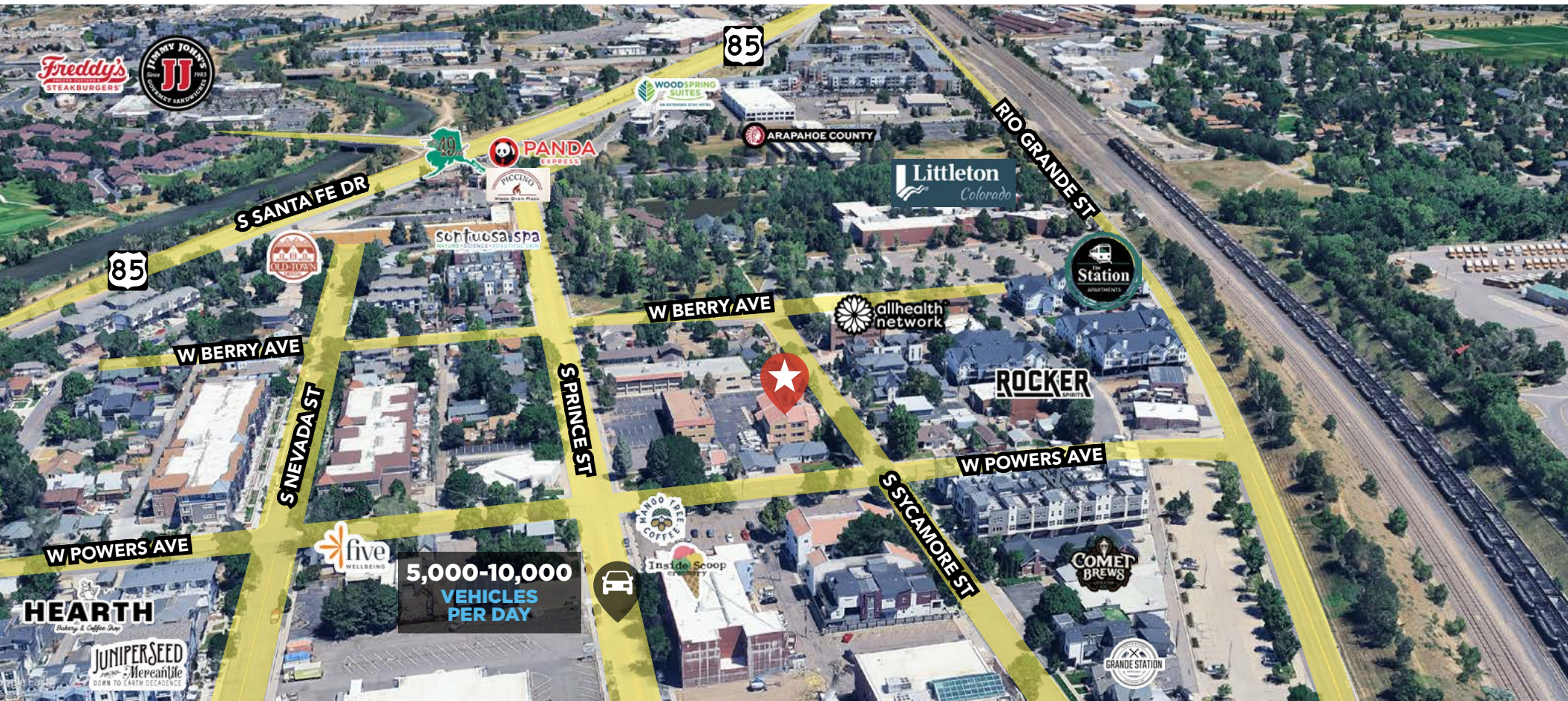
PROPERTY ADDRESS	5564 S Prince Street, Littleton, CO, USA
PROPERTY TYPE	Multi-Tenant Office
BUILDING SF	7,352 SF
NUMBER OF FLOORS	2
LEASE TYPE	Full Service Gross
YEAR BUILT	1980
PARKING RATIO	3.0/1,000 SF

- Modern amenities and versatile layouts, perfect for a wide range of business needs
- One monthly price includes ALL expenses + FREE Wifi
- Walking distance to retail shops and restaurants
- Easy access to DTC, Downtown Denver, C-470, and light rail
- High vehicles per day count on Prince Street



Property Availability

SUITE	SIZE (SF)	LEASE RATE	DATE AVAILABLE	DESCRIPTION	VIDEO WALK THROUGH
# 1	628 SF	\$1,075/mo	1/1/2026	Two-room suite with connection to common area kitchen	CLICK HERE
# 2	375 SF	\$625/mo	1/1/2026	Large executive suite with connection to common area kitchen & dedicated exterior entrance.	CLICK HERE
# 7	656 SF	\$1,095/mo	1/1/2026	Large office with open co-working space. Second floor.	CLICK HERE
# 11/12	1,056 SF	\$1,760/mo	1/1/2026	Combined 1st and 2nd floor suite. Beautiful hardwood floors, kitchenette and private bathrooms. Turn-key space.	CLICK HERE



Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	13,839	97,163	289,696
2026 Estimate	13,372	95,287	284,511
Growth 2026-2030	3.5%	2.0%	1.8%
Average Age	43	42	42
Average Household Income	\$97,800	\$129,800	\$134,800
BUSINESS			
Total Consumer Spend	\$485.2M	\$3.2B	\$9.5B
Employed Population	7,550	51,957	153,574
Unemployment Rate	4.0%	4.0%	4.0%

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