

FOR SALE OR LEASE

Southwest Medical Facility



8381
SOUTHPARK LANE

PROPERTY HIGHLIGHTS

ADDRESS	8381 Southpark Lane, Littleton, CO 80120
BUILDING SIZE	18,240 SF (Parking Garage not Included)
AVAILABLE SPACE	Entire Building: 18,240 SF Suite 1: 1,880 SF Suite 2: 4,540 SF Suite 3: 2,280-5,690 SF *Suite 4: 3,410 SF Surgical Center: 3,290 SF
LOT SIZE	2.71 Acres
LIST PRICE	\$4,500,000
PRICE / SF	\$252/SF
YEAR BUILT	1997
CITY / COUNTY	Littleton / Douglas
ZONING	Business Park
PARKING	90 Spaces

BROKER CONTACTS

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LICENSED SURGERY CENTER



VALUE-ADD INVESTMENT OPPORTUNITY



POTENTIAL FOR MULTIPLE TENANTS

PROPERTY HIGHLIGHTS

- Major Medical Facilities within 2 Miles



- Located in the Southpark Business Centre



- Surgery Center** within building is fully licensed, accredited ambulatory surgery center which is Joint Commission Certified (www.jointcommission.org)
- Supply constrained submarket (both existing product and development sites)
- Excellent south metro demographics: Located in high income, stable submarket sought after by tenants/users in the southern Denver Metro

	1 Mile	3 Mile	5 Miles
Population	5,947	101,319	241,086
Avg HH Income	\$133,196	\$155,465	\$157,466
Med. Home Value	\$708,429	\$728,833	\$736,389

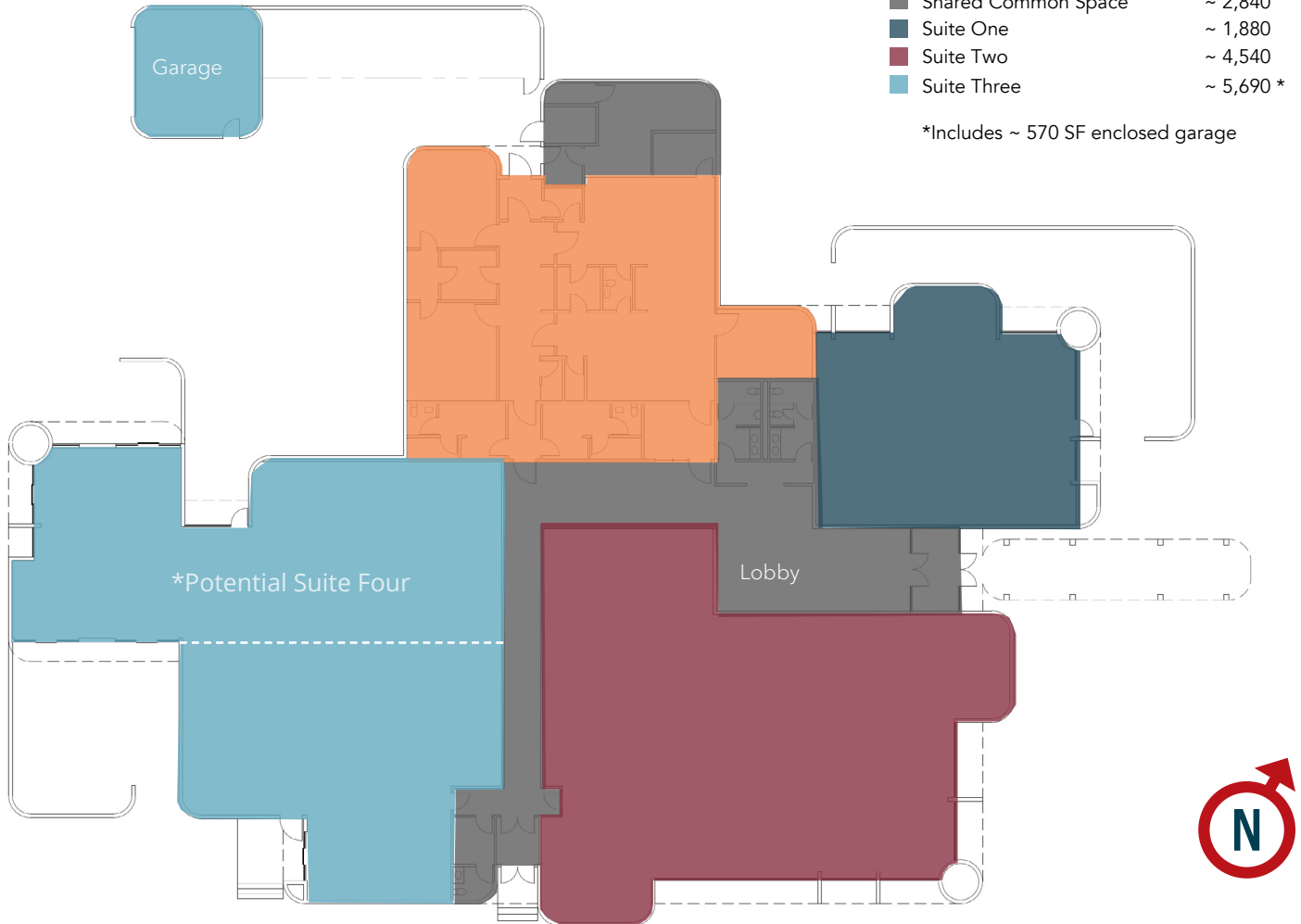


POTENTIAL MULTI-TENANT LAYOUT

SPACE TYPE _____ AREA (SF)

■ Surgical Center	~ 3,290
■ Shared Common Space	~ 2,840
■ Suite One	~ 1,880
■ Suite Two	~ 4,540
■ Suite Three	~ 5,690 *

*Includes ~ 570 SF enclosed garage



BROKERAGE TEAM

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