

Two Second Floor Class A Medical Office Spaces Now Available for Lease

Suite 201 2,010 sf | **Suite 200** 6,405 sf | 991 Southpark Drive, Littleton, CO 80120



*Property Landlord offers
Broker Incentive*

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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224
720-941-9200 main | 720-941-9202 fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell
sheldon@weststarcommercial.com
www.weststarcommercial.com

Class A Medical Office Space Available

Price Range: \$17.00 psf - \$23.00 psf
with a triple net lease

***Landlord is offering a
strong TI package for new tenants***

Range of Space: 2,010 sf - 6,405 sf
Zone Classification: IP/PL-O

991 Southpark Drive is located in the Ridge at Southpark in Littleton, Colorado, a district comprising of a mix of professional healthcare-related industries and other high-end corporations. Its distinctive exterior architecture lends itself well in offering a strong individual tenant identity.

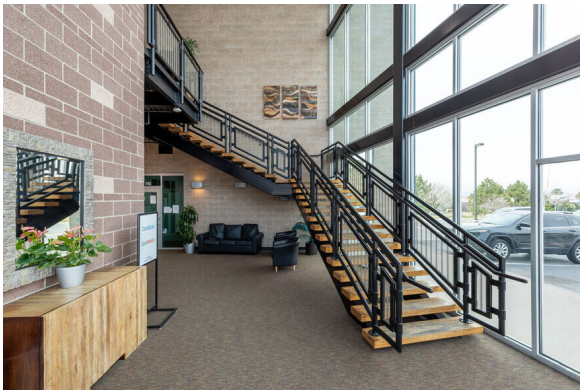
Two contiguous spaces available for lease: Suites 200 (6,405 sf) finished and 201 (2,010 sf) gray shell for tenant build-out, both with extensive natural lighting. The building is near access to C-470, has ample on-site parking, an elevator, and is wheelchair accessible. Please call one of our brokers for additional information.

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- ▶ Stylish Class A medical office building
- ▶ Ample parking, elevator, wheelchair accessibility
- ▶ Dense area of medical/healthcare-related facilities
- ▶ C-470 nearby for easy access to and from property

Please don't hesitate to connect with one of our professional brokers for more information.

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991SPK - 080824

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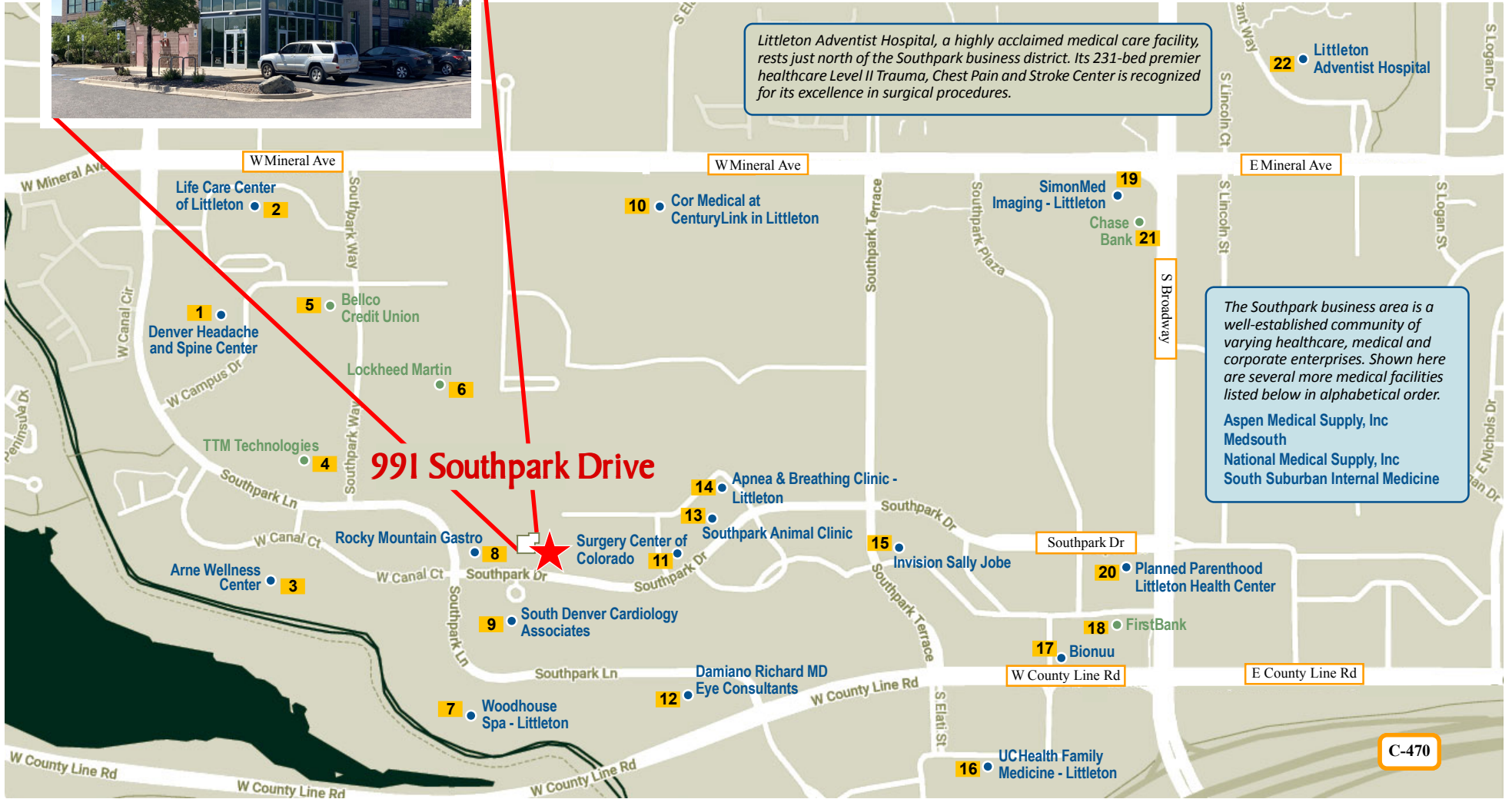
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Disclaimer: all business entities (health, medical or otherwise) are only approximations as to each respective location

Littleton Adventist Hospital, a highly acclaimed medical care facility, rests just north of the Southpark business district. Its 231-bed premier healthcare Level II Trauma, Chest Pain and Stroke Center is recognized for its excellence in surgical procedures.

The Southpark business area is a well-established community of varying healthcare, medical and corporate enterprises. Shown here are several more medical facilities listed below in alphabetical order.

Aspen Medical Supply, Inc
Medsouth
National Medical Supply, Inc
South Suburban Internal Medicine



- | | | | |
|-------------------------------------|--|---|---|
| 01 Denver Headache and Spine Center | 07 Woodhouse Spa - Littleton | 13 Southpark Animal Clinic | 19 SimonMed Imaging - Littleton |
| 02 Life Care Center of Littleton | 08 Rocky Mountain Gastro | 14 Apnea & Breathing Clinic - Littleton | 20 Planned Parenthood Littleton Health Center |
| 03 Arne Wellness Center | 09 South Denver Cardiology Associates | 15 Invision Sally Jobe | 21 Chase Bank |
| 04 TTM Technologies | 10 Cor Medical at CenturyLink in Littleton | 16 UCHealth Family Medicine - Littleton | 22 Littleton Adventist Hospital |
| 05 Bellco Credit Union | 11 Surgery Center of Colorado | 17 Bionuu | |
| 06 Lockheed Martin | 12 Damiano Richard MD Eye Consultants | 18 First Bank | |

991 Southpark Drive, a part of the Southpark business district, rests within an area that over the many years has become a highly respected community of corporations that have grown here as well as its primary focus on the extensive healthcare and medical-related clinics, facilities, and practices.