

# Coal Mine Office Centre for Lease

5935 S Zang St, Littleton, CO 80127



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**For Lease: \$24.50/SF Full Service**

## BUILDING OVERVIEW

|                     |                                            |
|---------------------|--------------------------------------------|
| <b>Building SF:</b> | 21,533± SF - Office<br>31,248± SF - Retail |
| <b>Lot Size:</b>    | 5.53± Acres                                |
| <b>YOC:</b>         | 2004                                       |
| <b>Parking:</b>     | 317 Surface Spaces<br>(Ratio 6:1,000)      |
| <b>Lease Rate:</b>  | \$24.50/SF Full Service                    |

Quality mixed-use property with one available office suite. Excellent highway proximity at C-470 and Bowles Ave. Beautiful modern suite with retail amenities onsite.

## CURRENT AVAILABILITY

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Suite 260:</b> | 2,070± RSF - Three window offices, two interior offices, large reception, galley, and insuite restroom. Available September 1, 2026. |
| <b>Suite 290:</b> | 1,421± RSF - Open office finish with conference room, galley, built-in desks and cabinets. Combine with Suite 292 for 1,982 SF.      |
| <b>Suite 292:</b> | 561± RSF - Open two office suite with double access door, built-in desks & cabinets. Combine with Suite 290 for 1,982 SF.            |
| <b>Suite 210:</b> | 990± RSF - Available November 2026<br>3 window offices + large reception                                                             |

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**Brokerage Disclosure  
to Tenant**

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