

# 5878 S RAPP ST

LITTLETON, CO 80120

**\$3,200,000**  
SALE PRICE

**\$23/SF MG**  
LEASE RATE

**10,410 SF**  
BLDG SIZE



**STANDALONE DOWNTOWN LITTLETON OFFICE BUILDING FOR LEASE & SALE**

**HUDSON CRAMER**

Broker Associate

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FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS  
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**PRICE: \$3,200,000**  
**LEASE RATE: \$23/SF MODIFIED GROSS**

**Address:** 5878 S Rapp St  
Littleton, CO 80210

**Building SF:** 10,410 SF

**Lot Size:** 14,462 SF (0.33 AC)

**Year Built:** 1999

**County:** Arapahoe

**Taxes:** \$0 (Current Occupant Tax  
Exempt - Contact Broker)

**Property Type:** Office

**Zoning:** DMU Downtown Mixed-Use  
(City of Littleton)

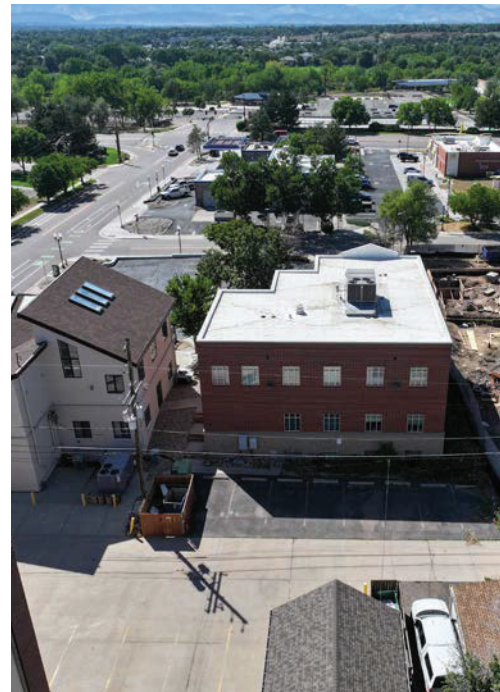
**Parking:** 26 Spaces



# PROPERTY OVERVIEW



- Well Maintained Professional Office Building Next to Downtown Littleton
- Directly Off Santa Fe Dr with Quick Access to Other Major Highways
- Open Floorplan Concept – Ability for New User to Customize
- Permissive Zoning – Historically Used As Office But Ability to Convert For Other Purposes
- Flexible Ownership – Sale & Lease Options
- Previously Occupied by Arapahoe Community College Administration



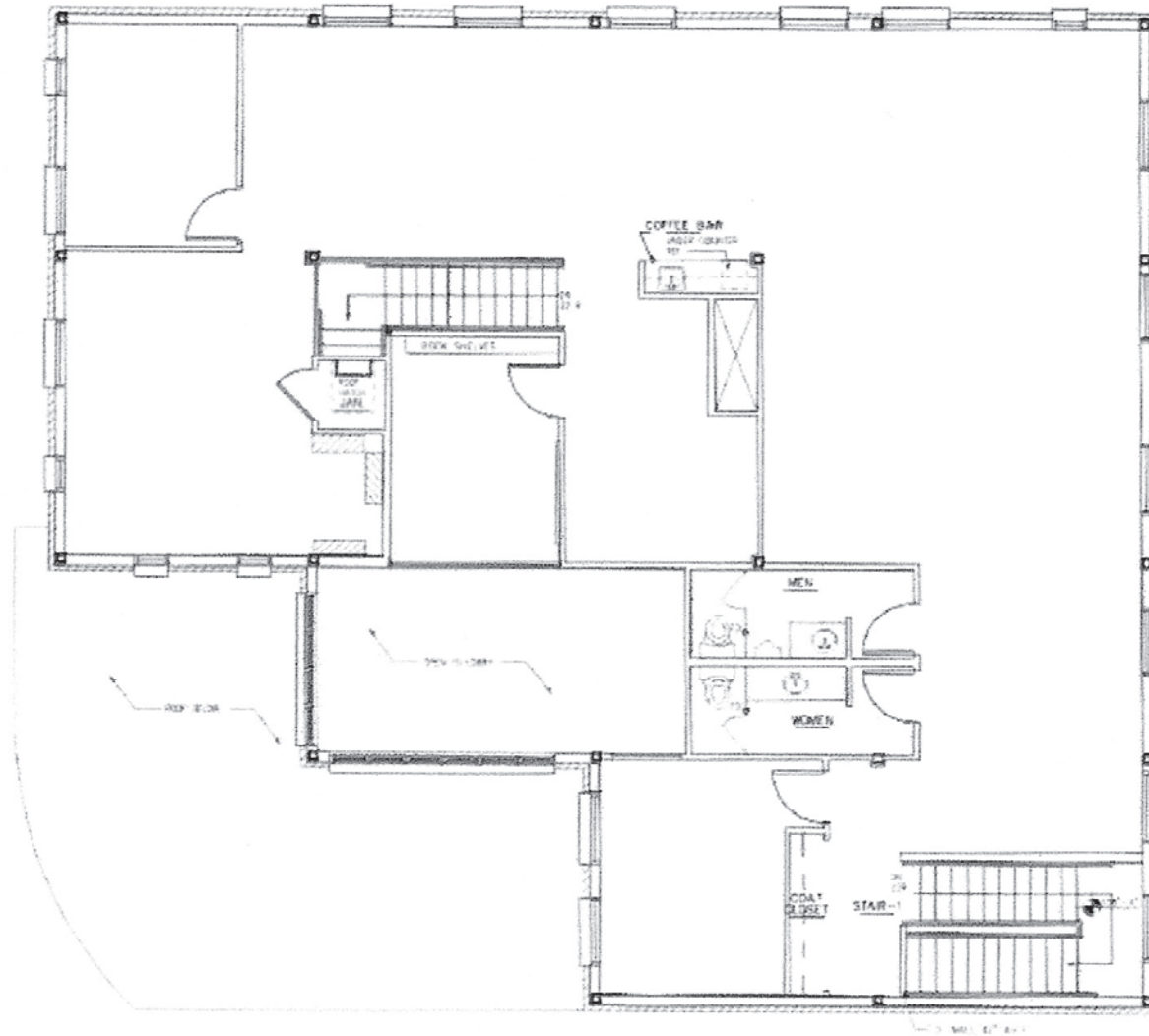
Architectural floor plan of the first floor of a building. The plan shows a large central hall with a staircase labeled "STAIR-2" and a "NEW STAIRS" area. To the right is a "Men" restroom. At the bottom right is another "Men" restroom and a staircase labeled "STAIR-1". The plan includes various rooms, corridors, and structural elements like walls and doors. A north arrow is located in the bottom right corner.

**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 3/32" = 1'-0"  
 DATE: 10/1/01

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# FLOOR PLAN - SECOND FLOOR



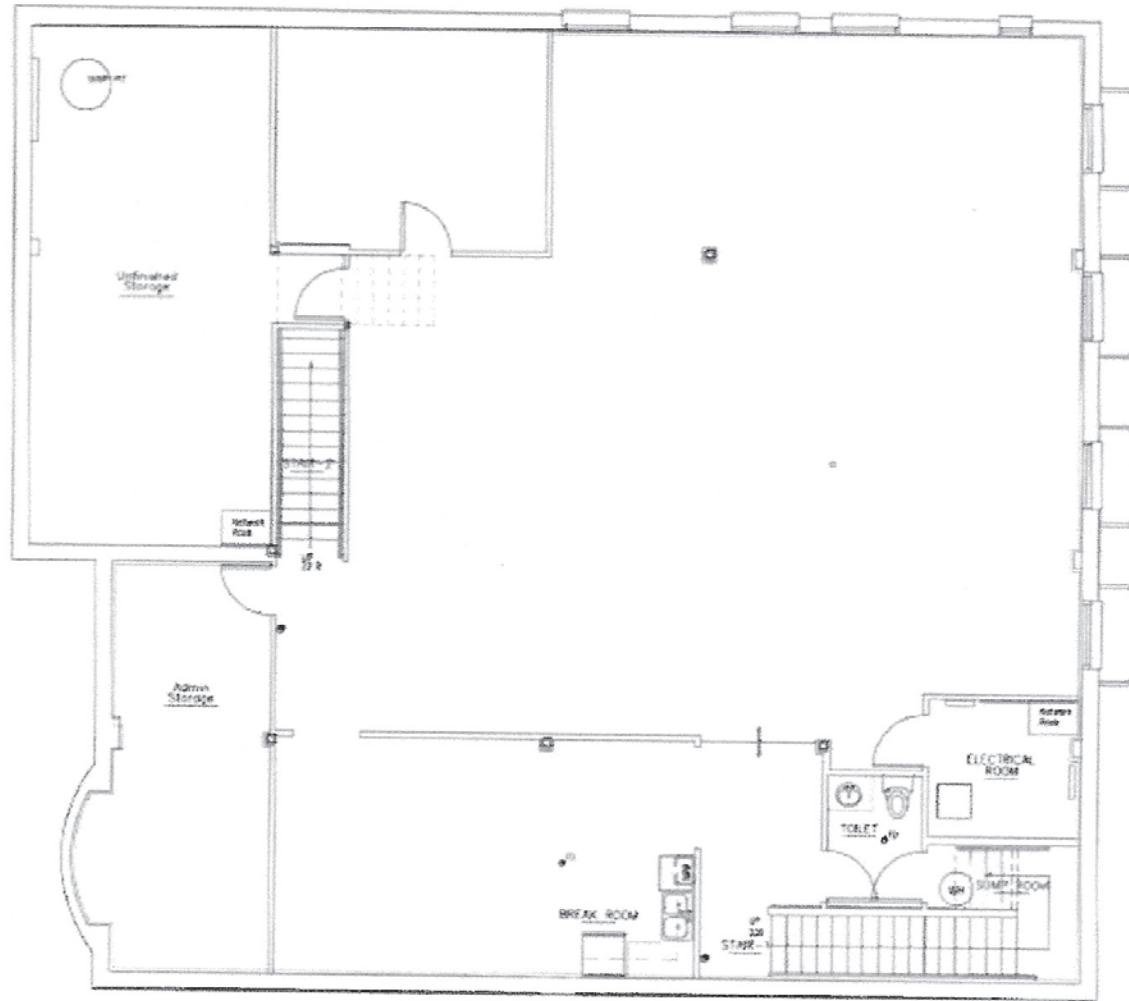
SECOND FLOOR PLAN

Area: 1142 sq. ft. (Gross)  
2,445 sq. ft. (Usable)



**J.F. Sato and Associates, Inc.**  
5878 S. Rapp Street  
Littleton, Colorado 80120

# FLOOR PLAN - BASEMENT LEVEL



BASEMENT PLAN  
SCALE: 1/8" = 1'-0"  
Drawn by: J. (Jared)  
3.402 of 11 (Sheet)  
Updated: 3-1-2016



J.F. Sato and Associates, Inc.  
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