

MEDICAL / OFFICE FOR LEASE
BROADWAY MEDICAL CENTER
 8089 S. LINCOLN STREET, LITTLETON, CO 80122



PROPERTY DETAILS

AVAILABLE	Second Floor <ul style="list-style-type: none"> Suite 205: 1,034 SF
LEASE RATE	\$25.00 / SF MG
LEASE TYPE	Modified Gross
MONTHLY RENT	\$2,154.17 / Month
TENANT IMPROVEMENTS	T.I. Package Negotiable
PARKING	3.86:1,000 (97 Surface)
BUILDING SIZE	25,802 SF
Y.O.C.	1984 - Recently Renovated
ZONING	MU (Mixed-Use)
CITY / COUNTY	Littleton / Arapahoe

PROPERTY FEATURES

- 1,034 SF Corner Unit Available Immediately
- Move-in Ready Suite Accessible via Elevator
- 24-hour Building Access
- Monument Signage Available
- Recently Renovated Lobby, Restrooms & Parking Lot
- Prime Location with High Visibility Along South Broadway
- Ideally Located Near Littleton Adventist Hospital & UC Health Highlands Ranch Hospital
- Easy Access to C-470, South Broadway, County Line Rd. & Santa Fe Dr.
- Conveniently Located Near Restaurants, Retail & Hotels

DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	48,217	\$130,461	\$447,928
5 Mile	251,321	\$140,998	\$495,566
10 Mile	825,435	\$122,982	\$480,821

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 17,600 VPD on Lincoln St. at Mineral Ave.
Approx. 37,000 VPD on S. Broadway at Grant Way
Approx. 83,000 VPD along C-470 at Santa Fe.

TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

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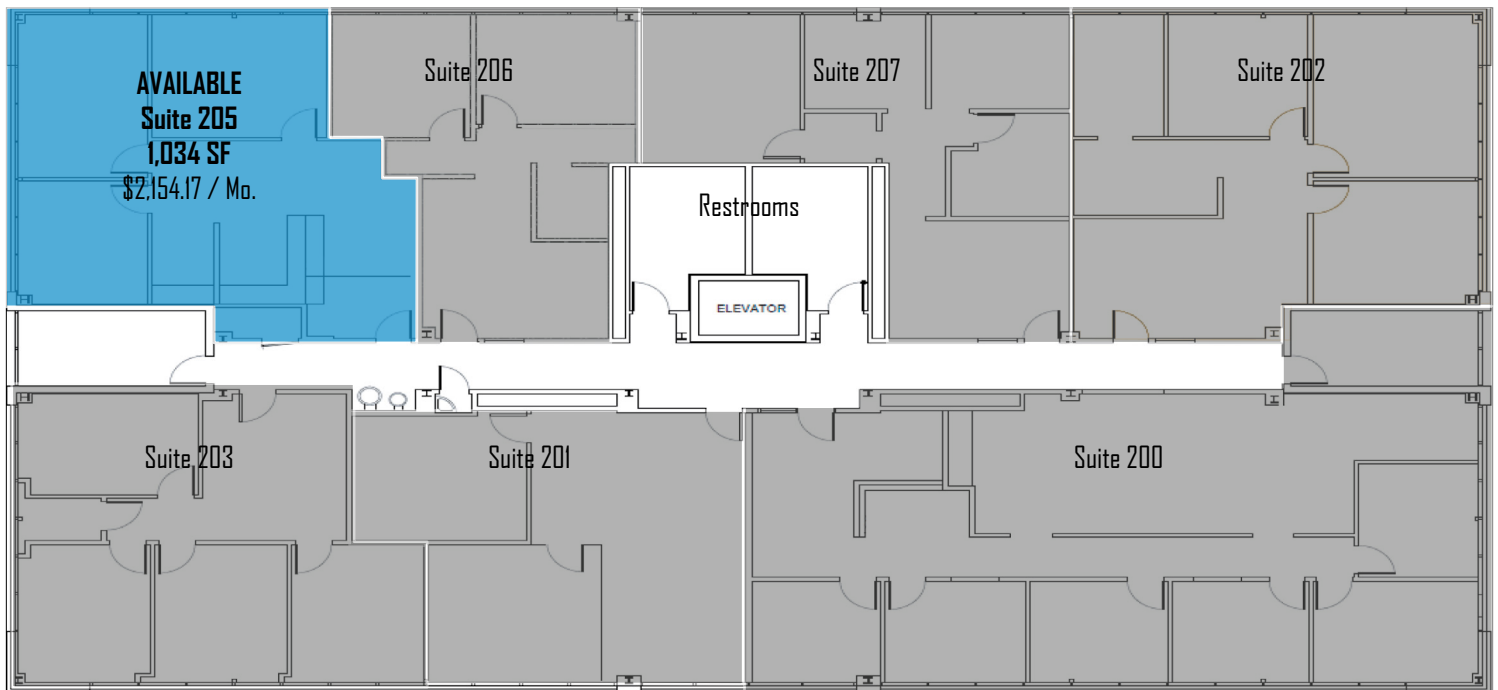
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AVAILABLE SUITES



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