

FOR LEASE 1510 West Canal Court Littleton, CO 80120



Office Space for Lease

Lease Rate: \$15.00-\$17.00/SF NNN

Property Features:

Property Type: OfficeYOC: 2000Building Size: 16,369 SF

• Suite Size: 1,778-3,891 RSF

Term: Negotiable
Parking: 4.0/1,000 SF
Available Space: Up to 3,000 RSF
Expenses: \$11.80/SF

Property Highlights:

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- Within 1 mile of over 40 restaurants and 4 hotels
- Adjacent to Highline Canal
- Outstanding natural light
- Easy access to C-470 and Santa Fe Drive
- · Good mix of offices and open area
- Flexible terms
- Tenant improvements negotiable
- Under new ownership
- Onsite building showers
- Park like setting

For more information, please contact:

GREG TITUS

Vice President

303.962.9540

GTitus@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC 1 Broadway #A300, Denver, CO 80203 303.962.9555 | www.PinnacleREA.com



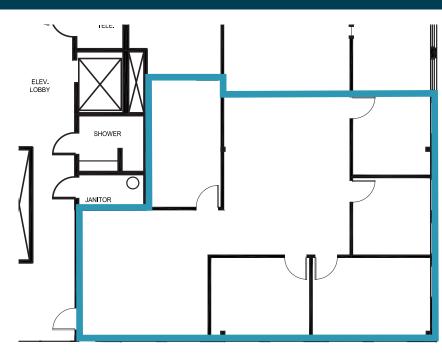
FOR LEASE

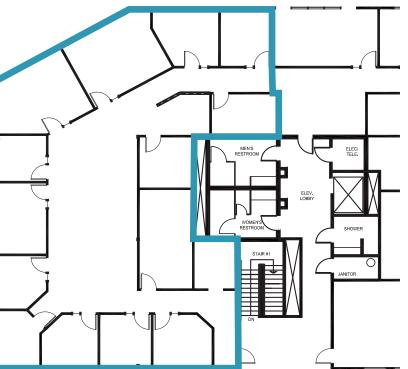
1510 West Canal Court Littleton, CO 80120

Suite 2000

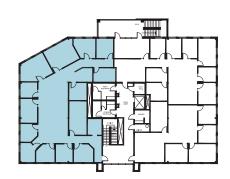
1,778 RSF







Suite 2500 3,891 RSF



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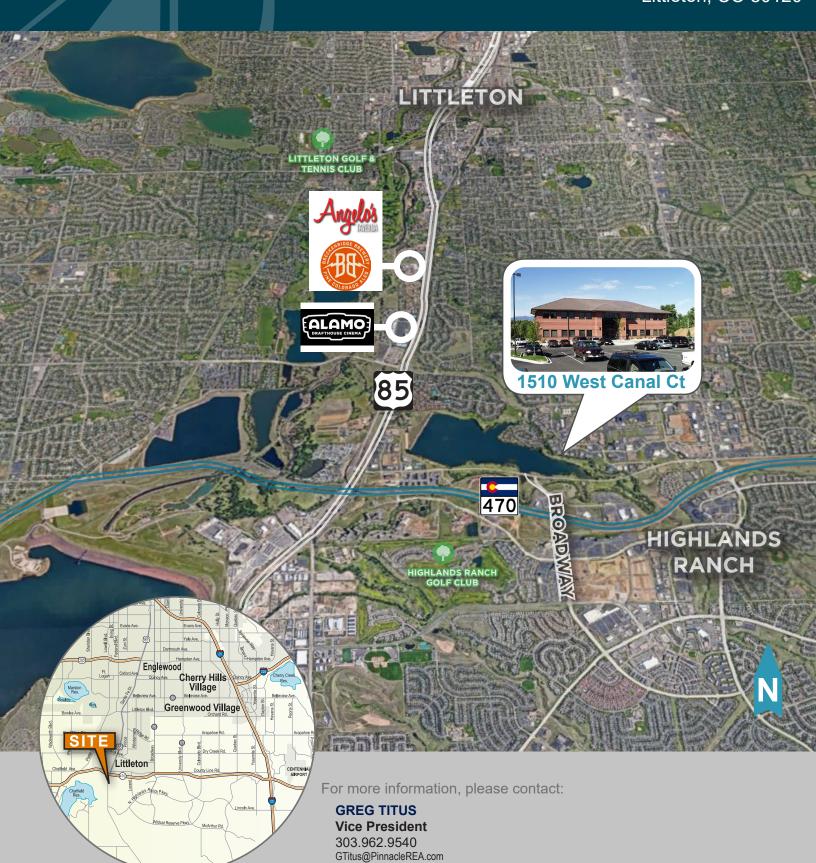
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