



# Industrial/Flex For Lease

## Highlights

- > Situated on approximately 8.4 beautifully manicured acres located in the Southwest Business Center in the strong southwest Metro Denver submarket
- > Southwest Business Center was designed to accommodate smaller users, with a variety of office finish levels
- > The project offers a diverse tenant mix and flexible layout opportunities

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## Southwest Business Center

8100 Southpark Way | **Building B** | Littleton, Colorado 80120

### Building Information

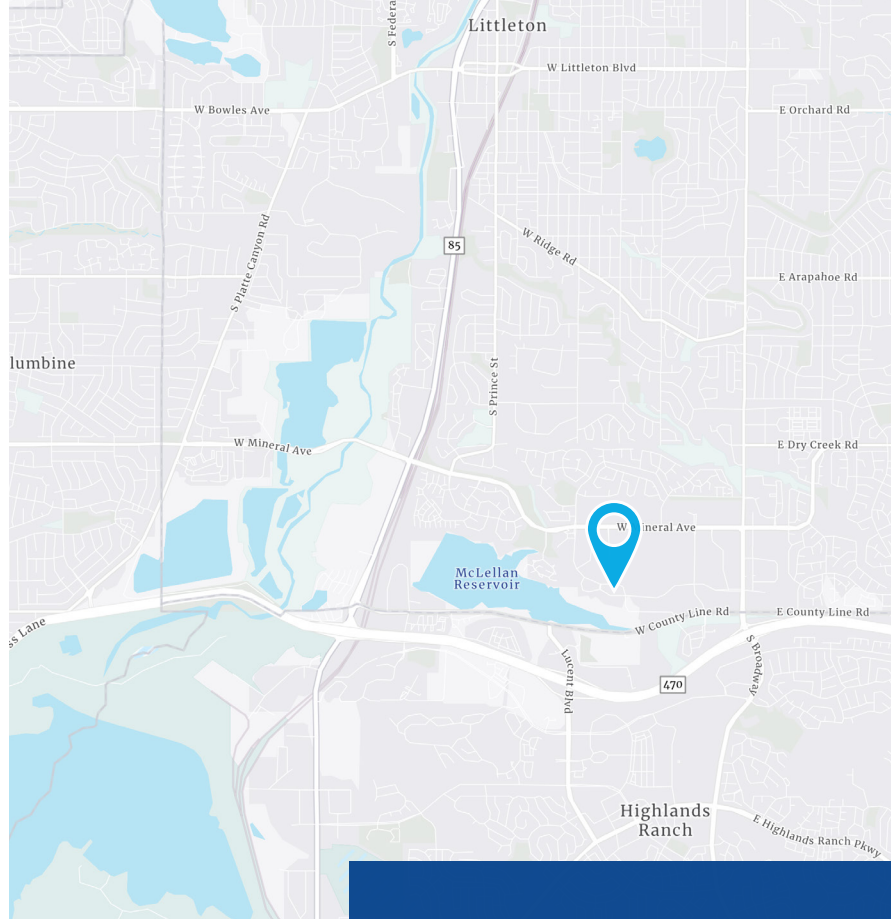
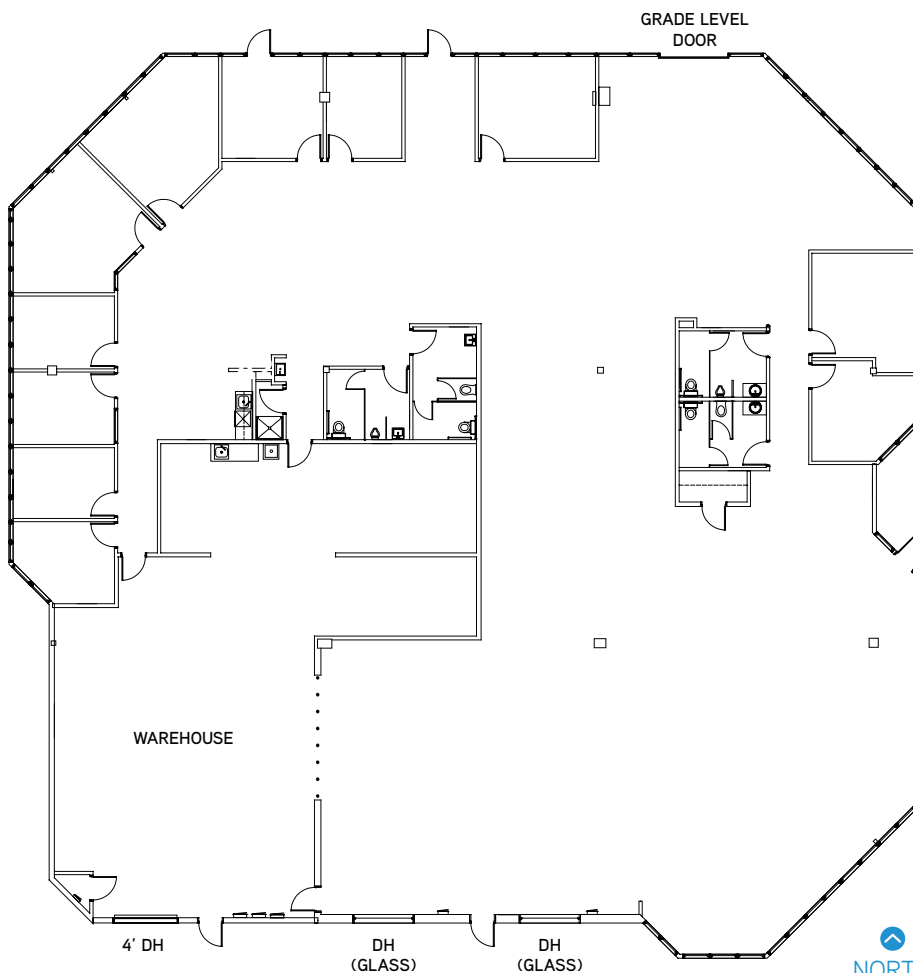
Available SF:	12,204 SF
Base Rent:	\$13.50/SF NNN
Est. 2025 Op. Ex.:	\$6.87/SF
Clear Height:	16' - 10"
Sprinklers:	None (0)
Zoning:	PID
Parking:	3:1,000
Loading:	One (1) Drive- In, One (1) Dock High, Two (2) More Possible
Available:	Immediately

# For Lease

## Building B

- > Glass on all 4 sides
- > Freestanding building

## Floorplan



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