

PROFESSIONAL BUILDING

FOR SALE *or* **FOR LEASE**

8040 SOUTHPARK LANE, LITTLETON, CO 80120



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PROPERTY DETAILS

Sale Price:

\$3,134,500 (\$250.00/SF)

Lot Size:

42,273 LSF (~0.97 AC)

Building SF:

12,538 SF

Taxes 2026:

\$63,048

**Parcel Identification
Number (PIN):**

034605355

Lease Rate:

Please contact broker
for terms

Zoning:

BC/PL-O; PD-I

Year Built:

2005

Parking:

43 surface spaces

Permitted Uses Link →



PROPERTY HIGHLIGHTS

- Concrete foundation, slab-on-grade
- Masonry construction covered with brick and masonry block veneer
- Steel construction roof, EPDM (synthetic rubber membrane) with river rock ballast
- Six (6) packaged, roof-top air conditioning units
 - (6) York, packaged gas forced-air heating and refrigerant cooling units (RTUs):
 - One (1) 180 MBHI Heating • 6.5 Tons Cooling @ RTUs #1 & 3
 - One (1) 125 MBHI Heating • 5 Tons Cooling @ RTU #2
 - One (1) 075 MBHI Heating • 4 Tons Cooling @ RTU #4
 - One (1) 300 MBHI Heating • 15 Tons Cooling @ RTU #5
 - One (1) 050 MBHI Heating • 3 Tons Cooling @ RTU #6
- Fire and smoke detection and sprinkler control system
- Three-phase 120/208 volt electrical service, one (1) meter, 400 amp rated main disconnect and three (3) 100 amp rated sub-main disconnects, with various circuit distribution panels
- Electric baseboard heating and fan/coil heating in mechanical areas
- Emergency Light and Exit Sign illumination system
- Water service is provided by a 1.5 inch copper plumbing system
- Domestic hot water supplied by one (1) 74 gallon (75 MBH Input), gas-fired, tank-type water heater
- Gas Fireplace in the Lobby
- Large, ~180 gallon Fish-tank in the lobby with approximately one dozen nice fish
- Small patio with BBQ grill at the rear of the building

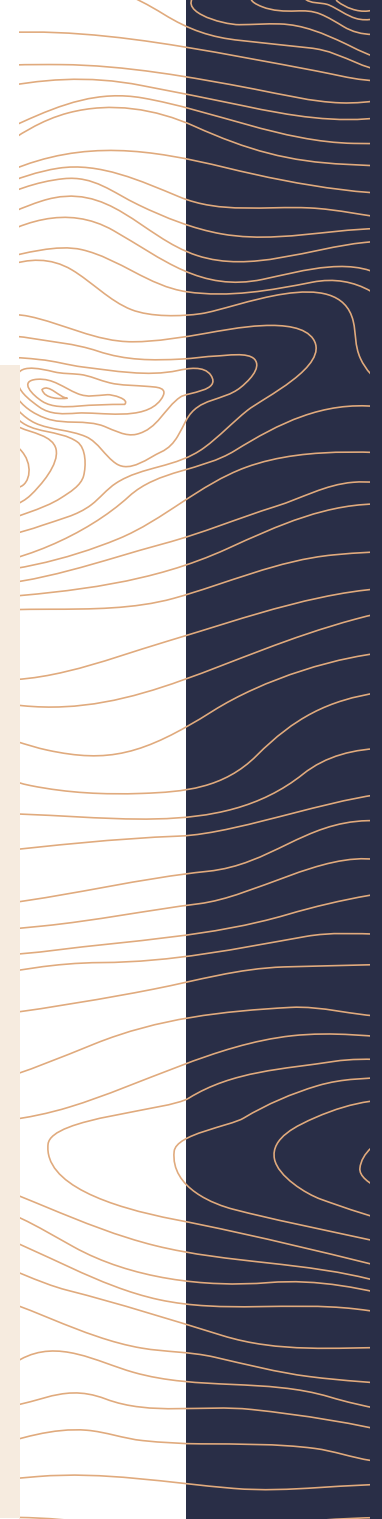


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FLOOR PLAN

12,538 SF



AMENITIES MAP





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