

OFFICE SPACE FOR LEASE

Continental Divide Business Park

8392 S. Continental Divide Rd., Littleton, CO 80127

LEASE RATE: \$14.00/SF NNN

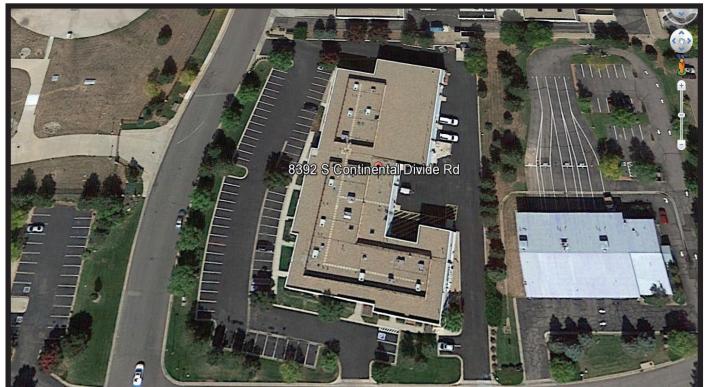
AVAILABLE: 2,331 SF

FLEX / R&D Space Available



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,742	65,675	131,977
HOUSEHOLDS	3,671	24,876	51,167
INCOME	\$114,162	\$116,615	\$117,972
BUSINESSES	601	1,689	3,695
EMPLOYEES	6,064	20,973	46,593



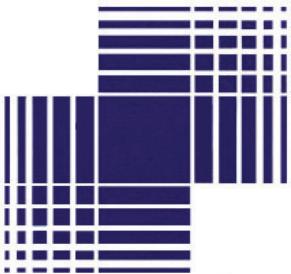
PROPERTY FEATURES AND CONTACT INFORMATION

- CAMS (2026) = \$8.23 / SF
- Zoning: Planned Development
- Fully climate controlled warehouses
 - Well finished office spaces
- Convenient access to C-470, I-25, and I-70

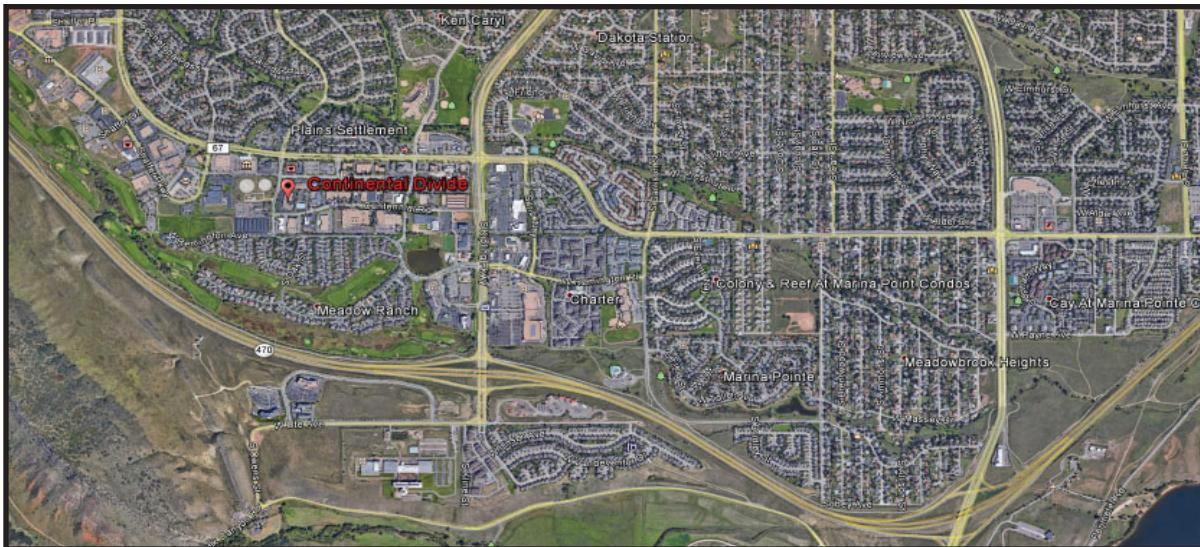
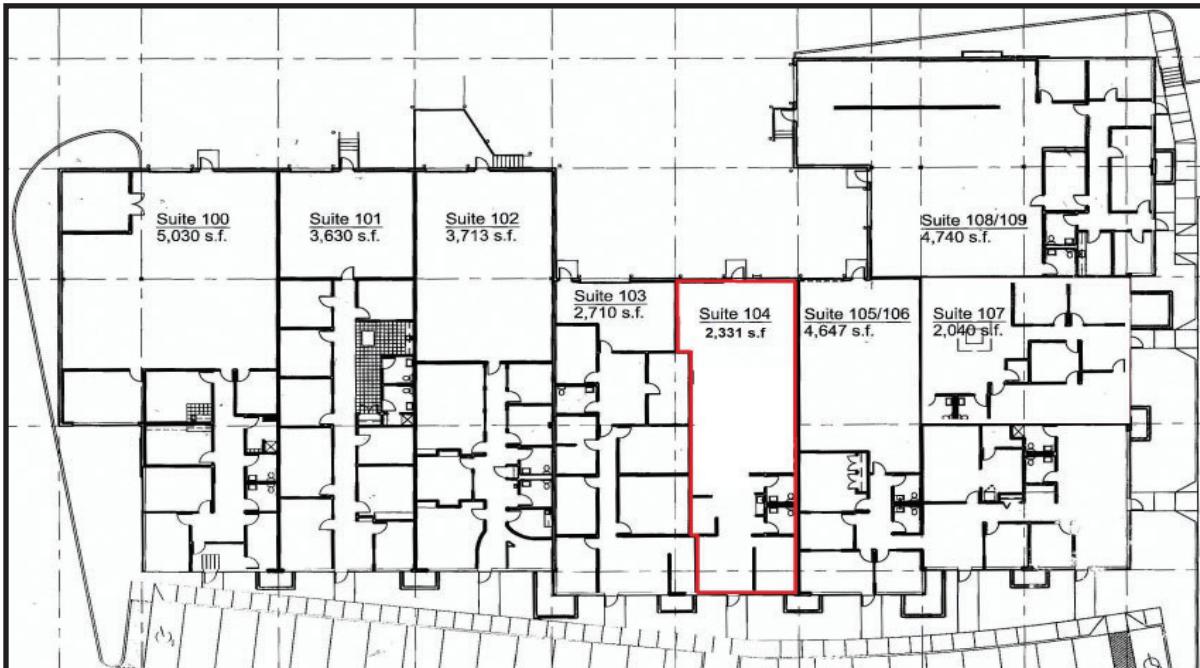
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