

Office Space for Lease

1101 W. MINERAL AVENUE
Littleton, CO 80120



Boston Weir
Principal
Boston@henrygroupe.com
303.327.9753

Patrick Henry
Principal
Pat@henrygroupe.com
303.625.7444

PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to present 1101 W Mineral Avenue, Littleton, CO 80120 for lease. The property, built in 1981 is a 67,000 SF, two-story Class B office building located off West Mineral Road, just north of SouthPark Business Park in Littleton, CO.

PROPERTY HIGHLIGHTS

- Professional business park setting with easy access to Santa Fe Drive, C-470, Broadway, County Line and Dry Creek.
- Located directly across from +/- 60 acre former Lumens campus redevelopment that will feature new retail and over 350 new residences.
- Landlord has performed many recent upgrades including new roof, new LED lighting, conversion to 100% electrical systems (including HVAC), high speed fiber internet (Comcast & Lumen), resealing of all windows, fire system upgrades.
- Abundant surface parking.

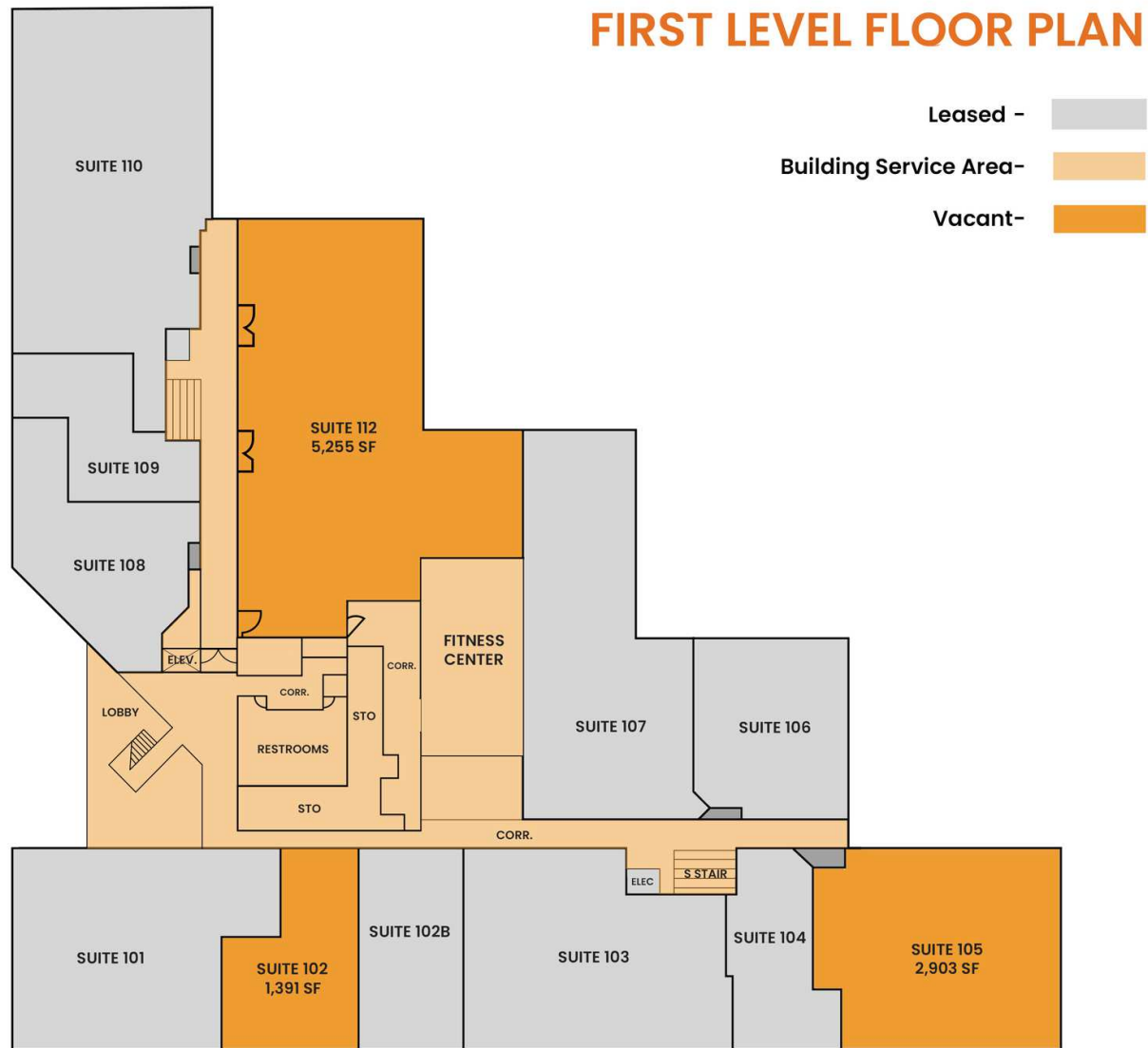


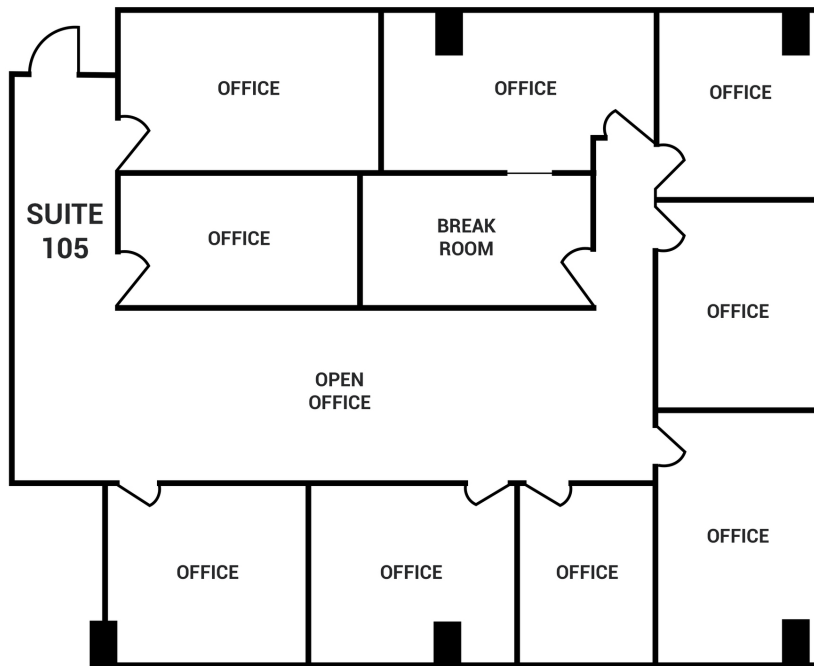
OFFERING SUMMARY

Property Address	1101 W Mineral Avenue, Littleton, CO 80120
Lot Size	242,890 SF 5.57 Acres
Rentable SF	67,000 SF
Building Class	B
Year Built	1981
Parking Spaces	+/- 240 striped surface spaces (3.58 per 1,000 SF)

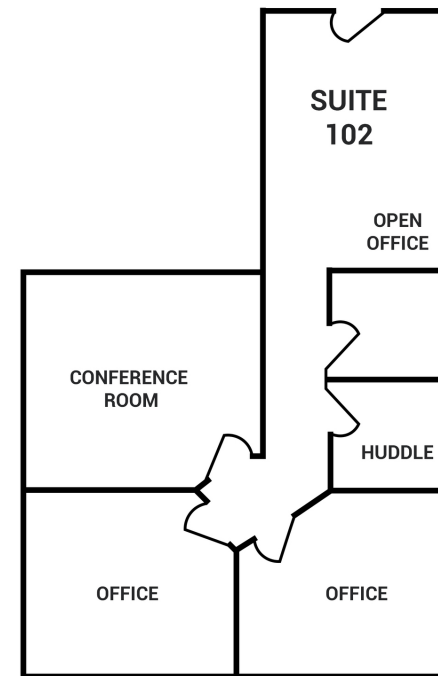
AVAILABLE SPACES

UNIT	SIZE	LEASE RATE
Suite 102	1,391 SF	\$15.00/SF NNN
Suite 105	2,903 SF	\$15.00/SF NNN
Suite 112	5,255 SF	\$13.00-\$15.00/SF NNN

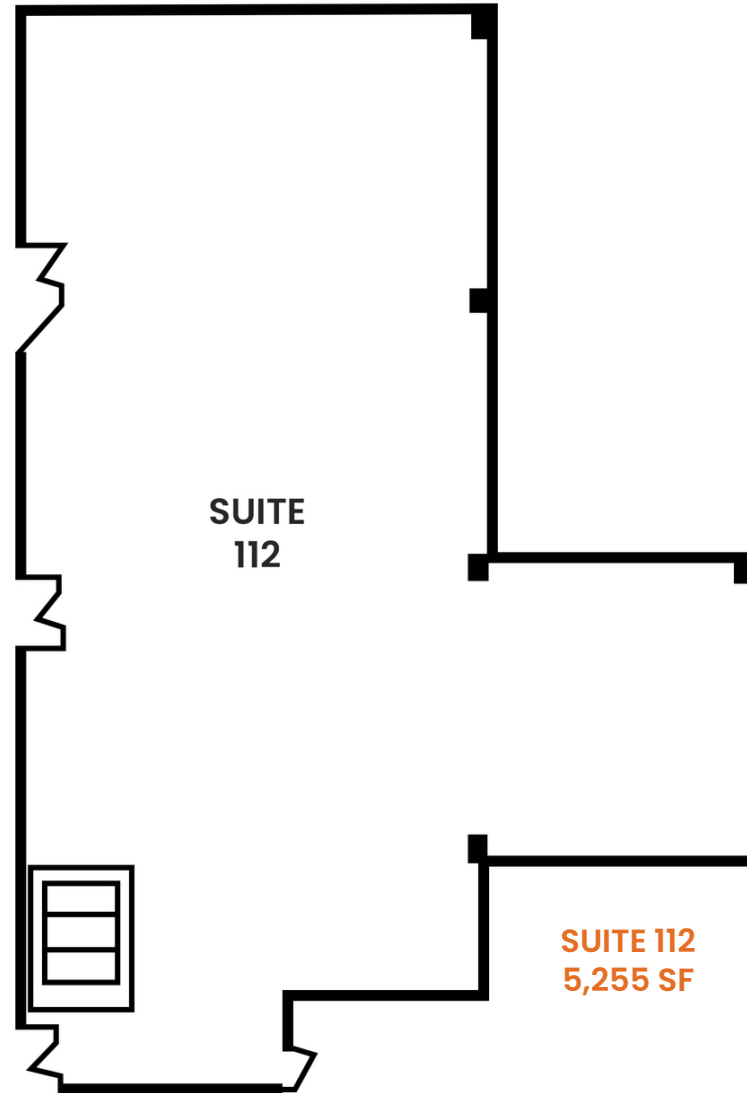




SUITE 105
2,903 SF



SUITE 102
1,391 SF

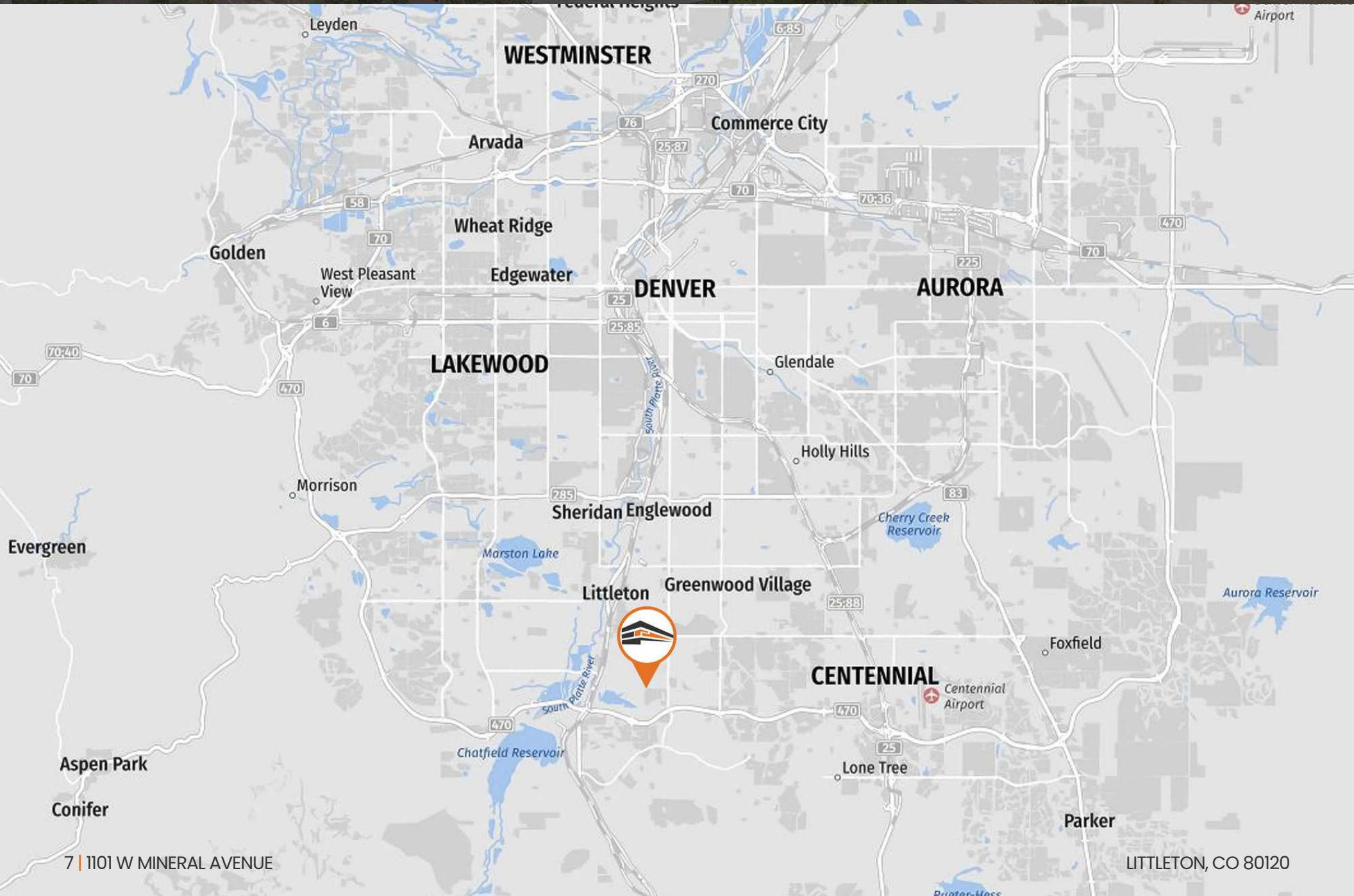






HENRY GROUP
REAL ESTATE

LOCATION MAP



7 | 1101 W MINERAL AVENUE

LITTLETON, CO 80120



700 W Mineral

PROPOSED RETAIL PADS

PROPOSED RETAIL



PROPOSED RESIDENTIAL
380 UNITS

W MINERAL AVE

SOUTHPARK PLAZA

SIBROADWAY

SOUTHPARK LANE

W COUNTY LINER D



WEST MINERAL APARTMENTS



 **FUTURE O'TOOLE'S GARDEN CENTER**

HORSESHOE PARK

 **CHPG WOMEN'S HEALTH LITTLETON**

SOUTHBRIDGE PARK

 **ENCOMPASS HEALTH REHABILITATION HOSPITAL**

 **ADVENTHEALTH LITTLETON**

 **LITTLETON ACADEMY**



W MINERAL AVE

 **SAFeway**

 **LITTLETON ACE HARDWARE**

 **PUBLIC STORAGE**

Proposed Mixed-Use Development



Proposed Residential 380 Units

 **KING SOOPERS**

 **EXTRA SPACE STORAGE**

W COUNTY LINE RD



S BROADWAY



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com