

LITTLETON OFFICE

3,320 SF OFFICE FOR SALE OR LEASE



1979

WEST LITTLETON BOULEVARD | LITTLETON, CO 80120

CHARMING FREESTANDING
CONVERTED OFFICE BUILDING

LOCATED WITHIN WALKING DISTANCE TO
DOWNTOWN LITTLETON

Sale Price: \$1,250,000
Lease Rate: \$22/SF FS

Property Highlights:

Property Type:	Class C Office
Building Size:	3,320 SF
Lot Size:	12,632 SF
Stories:	2
YOC:	1926
Construction Type:	Wood Frame
Parking:	7 Surface Spaces
Zoning:	CMU (Corridor Mixed-Use)
Property Taxes:	\$18,726.68 (2024)

Property Features:

- Charming freestanding converted office building
- Well maintained
- Located within walking distance to Downtown Littleton
- Excellent visibility off Littleton Blvd
- Desirable submarket with minimal inventory



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For more information, please contact:

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Downtown Littleton is located approximately nine-miles south of downtown Denver. There are over 220 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.

Pinnacle Real Estate Advisors, LLC

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