



# OFFICE FOR LEASE

2,633 SF Suite - Multiple Privates, Kitchenette  
5231 S Santa Fe Dr. #205 | Littleton, CO 80120



## RIGHT OFF BELLEVIEW & SANTA FE

### CONTACT:

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## OFFERING SUMMARY

<b>Total Available:</b>	2,633 SF
<b>Lease Rate:</b>	\$15.00 SF/yr (Full Service)
<b>Lot Size:</b>	.73 Acres
<b>Building Size:</b>	12,844 SF
<b>Building Class:</b>	A
<b>Ceiling Height:</b>	10 Feet
<b>Year Built/Renovated:</b>	1977/2014
<b>Zoning:</b>	Commercial
<b>Market:</b>	Denver Metro
<b>Submarket:</b>	Southwest
<b>Cross Street:</b>	Belleview & Santa Fe

## PROPERTY OVERVIEW

Prime location, literally sits on S Santa Fe Dr & Belleview with tremendous exposure to over 80,000 cars/day w/ prominent Building signage & identity. This is a rare availability with 24/7 access and private entrances. Space itself is designed extremely well for most any type of office use with private offices, copy areas, Kitchenette, nice reception and waiting area. Excellent access and identity, this space also comes with front building signage rights as well as monument signage rights.

## PROPERTY HIGHLIGHTS

- 3 Private Offices, Bullpen, Kitchenette and Copy Area
- BEST deal in the Central Littleton market right now!
- Excellent, prime location with tremendous exposure and signage.
- Primary view from Suite is facing West overlooking Platte River and Mountains
- Upgraded office suite on top floor with 3 sides of glass
- Abundant 5:1000 parking ratio
- Local ownership and management, walking distance from Starbucks & other services











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