


20 W DRY CREEK CIR

Littleton, CO 80120



**MEDICAL OFFICE
SPACE FOR LEASE
(UP TO 7,500 SF)**

CLAIRE HERTEL

Senior Associate Broker

O: (303)-996-0690 | C: (303)-506-2918

Claire@pcgcre.com

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com



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OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Built out for medical use with multiple exam and office areas. Reception X-Ray and break rooms. There is a potential to lease individual exam rooms (call listing broker for details) and see floor plan.

PROPERTY HIGHLIGHTS

- - Prime location in Littleton, CO
- - Ample parking for tenants and visitors
- - Monument signage available
- - Versatile floor plan for various businesses
- - Close proximity to major transportation routes
- - Easy access to local amenities
- Individual Office/Exam Rooms can be made available

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Number of Units:	1
Available SF:	7,500 SF
Lot Size:	61,221 SF
Building Size:	18,778 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	1,162	4,806
Total Population	472	2,949	11,982
Average HH Income	\$166,624	\$165,425	\$150,773

CLAIRE HERTEL

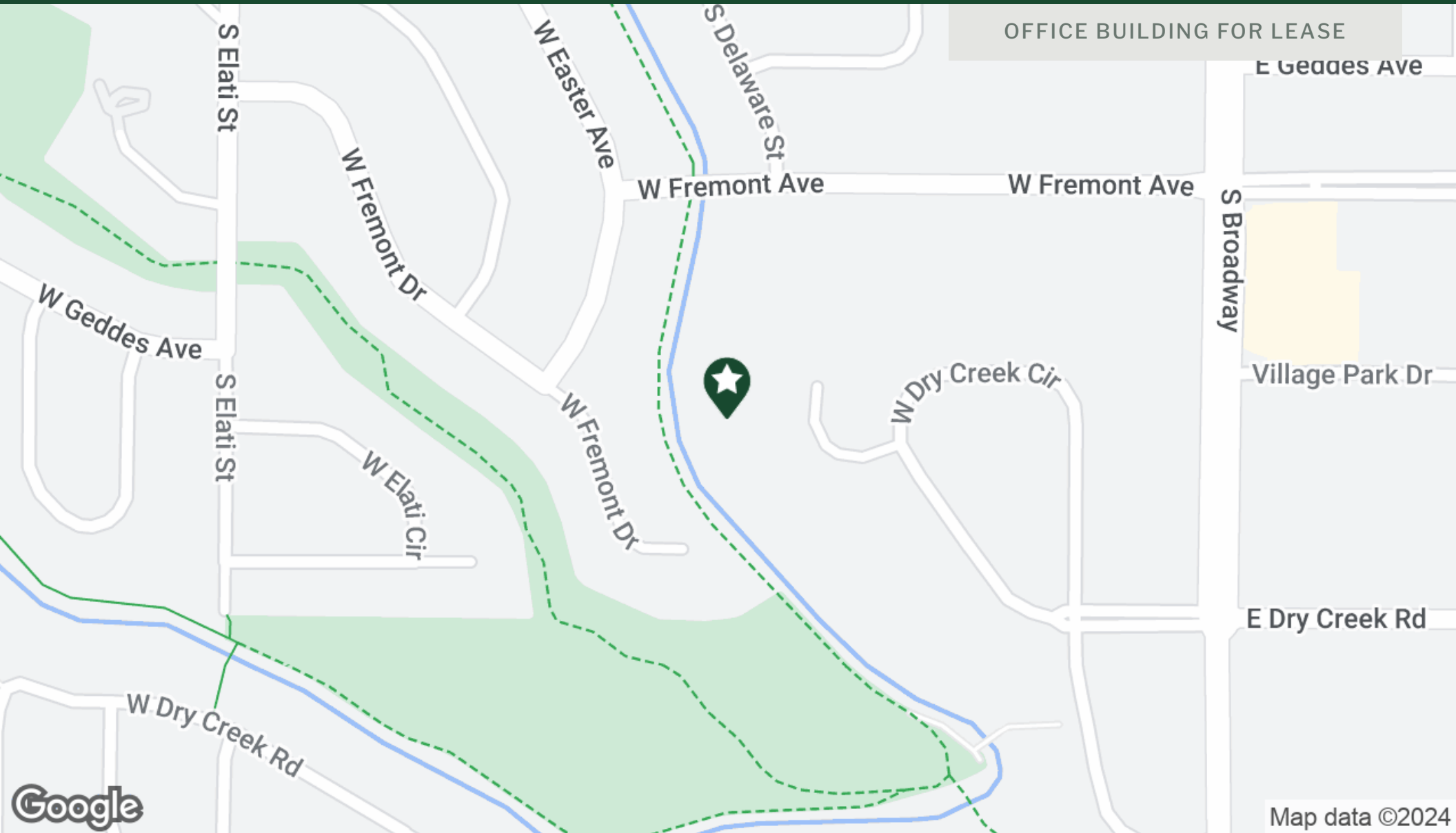
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FOR LEASE

All or Individual
Rooms Available



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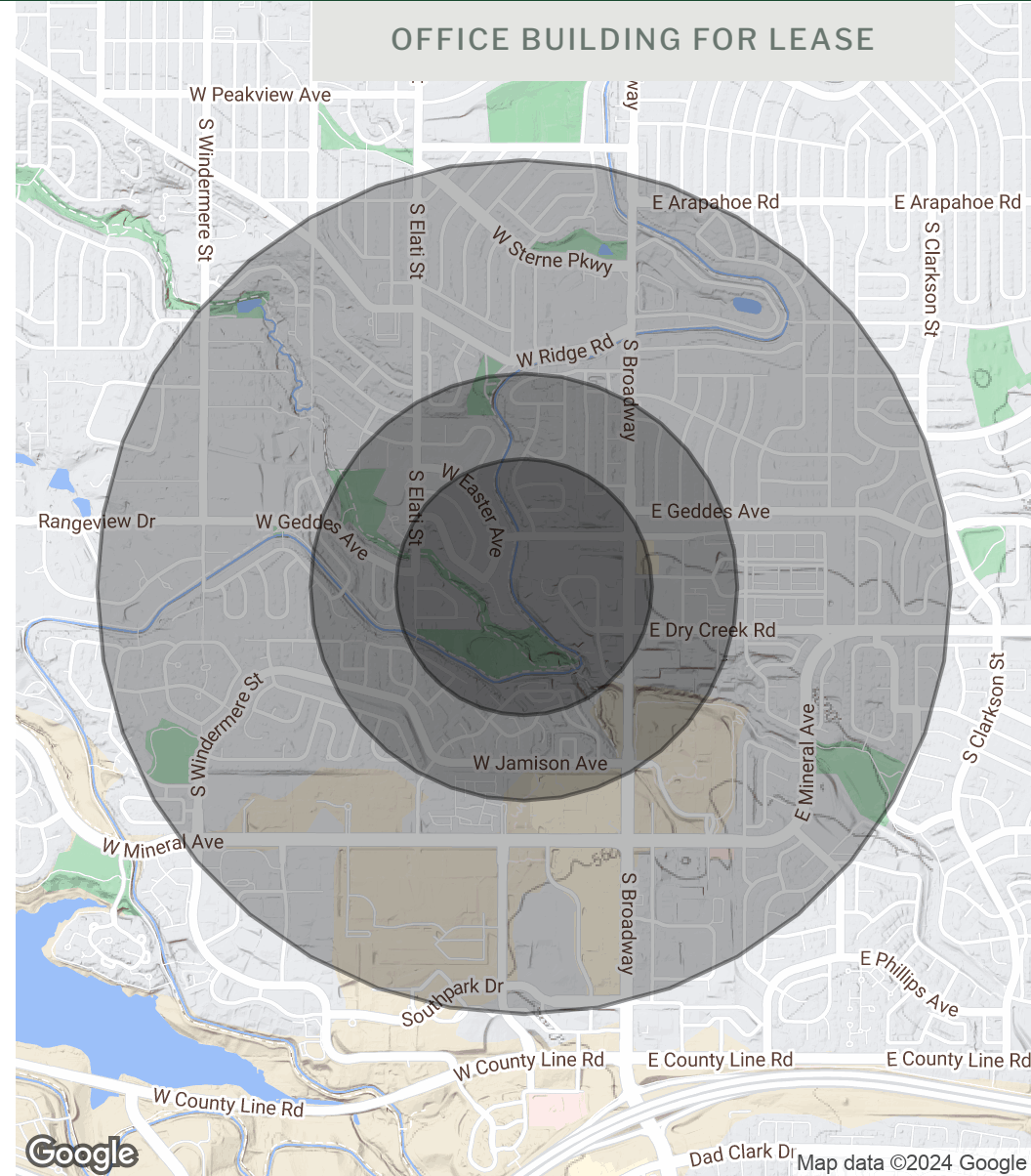


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	472	2,949	11,982
Average Age	47	45	43
Average Age (Male)	46	44	42
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	1,162	4,806
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$166,624	\$165,425	\$150,773
Average House Value	\$841,161	\$804,941	\$750,944

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Prior to joining Panorama in 2019, Claire earned both her BSBA in Marketing and her MS in Real Estate and the Built Environment from the University of Denver. From her combined five years in the business school at DU she learned the intricacies of business, business relationships, and market trends. During her time in her master's program, she primarily focused on income producing property & investments, property management, and general real estate principles & practices. Whether looking to lease, buy, or fill vacancies Claire is excited to help her clients navigate the commercial real estate world and find what they're looking for.

In 2020 Claire was named Broker of the Year at Panorama Commercial Group; additionally, she earned Top Leasing Broker of the year in both 2020 and 2021. In 2023 Claire was named Top Sales Agent at Panorama Commercial Group.

Panorama Commercial Group
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PROFESSIONAL BACKGROUND

Mark has been a commercial real estate broker since 1984. Prior to joining the Panorama Commercial Group, Mark was at RE/MAX Commercial. Before relocating to Colorado, Mark was president of Florida Land and Acreage, (a land development company) where he assisted in the acquisition and development of several hundred acres in north Florida.

Mark started his commercial real estate career in 1984 with his Family's business, PYMS Real Estate Company. Mark specializes in investment and lease transactions and has successfully brokered and negotiated the sale and/or leasing of a multitude of apartment complexes, shopping centers, office buildings, and multi-tenant industrial buildings in the metropolitan Denver area.

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