

FOR LEASE

**BARTELL & CO**

REAL ESTATE WEALTH MANAGEMENT



ULTIMATE FLEXIBILITY

# 3D SYSTEMS TECH CENTER

5391 SOUTH ALKIRE CIRCLE,  
LITTLETON, CO 80127-1403

Office  
Office Flex  
Lab - Medical  
Warehouse  
Build to Suit

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## PROPERTY OVERVIEW

This bold new commercial space features large windows, your own exterior entry, and the interior flexibility to satisfy your exact needs.

### BUILDING AMENITIES

Abundant natural light, views of the Front Range Mountains, drive-in doors variable but not less than one per suite, 14-foot ceilings and bike/hiking trail access. There are two dock doors per building. Accessible rear loading for office or office-flex warehouse makes 3D Systems Tech Center ideal for many business types, including R & D and/or lab space. Our finish-out experience includes the most complicated, technical, and demanding engineering designs.

### LOCATION

West side location alongside the Metro’s C-470 perimeter highway, the 3D Systems Tech Center is an innovative commercial building campus in Littleton/Southwest Denver. 3D Systems Tech Center is a focal point for regional businesses; three buildings are fully completed, two of which are 100% leased, with the third now available. A soon to be completed fourth building has been 100% leased, with eight total commercial buildings planned for the location.

### LOCAL AMENITIES

Improve and preserve employee satisfaction, while attracting new talent with beautiful views and close proximity to all that our Front Range and Mountains have to offer. Many amenities, retail and restaurants, golf courses, and hiking/bike trails are close by, with easy Front Range mountain access for the full Colorado lifestyle experience.

## PROPERTY DETAILS

### TOTAL BUILDING SIZE

49,307 SF

### YEAR BUILT

2019

### DRIVE IN BAYS

7 Max

### EXTERIOR DOCK DOORS

1

### ZONED

C470 Light Industrial Overlay

### CONSTRUCTION

Reinforced Concrete

### LOT SIZE

2.67 AC

### PARKING

3.4 / 1,000 SF

### WAREHOUSE CEILING HEIGHT CLEAR

16ft 5in

### WAREHOUSE FLOOR

5 Inches

### ELECTRICAL

3 Phase 2,000 amp service to the building, 277/480 volt

C-470 ADJACENT BIKE TRAIL





UNITS AVAILABLE FOR LEASE

UNIT SIZE  
5,616 - 41,132 SF

LEASE RATE  
\$12.50/SF

RATE TYPE  
NNN

TERM  
Negotiable

SPACE USE  
Flex

AVAILABLE  
Now

Note: Lease rate does not include utilities, NNNs, janitorial, and tenant finish build-out.

A UNITS 8,175 SF LEASED

A-1 LEASED

A-2 LEASED

B UNITS 8,387 SF

B-1 1,391 SF

B-2 3,256 SF

B-3 3,740 SF

C UNITS 16,741 SF

C-1 3,178 SF

C-2 2,438 SF

C-3 2,550 SF

C-4 4,244 SF

C-5 4,331 SF

D UNITS 16,004 SF

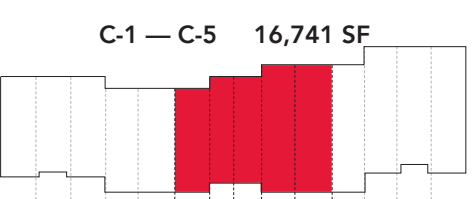
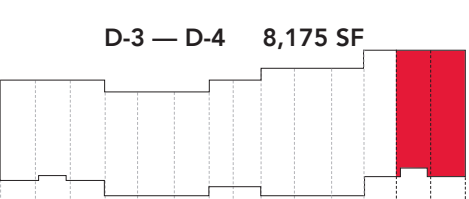
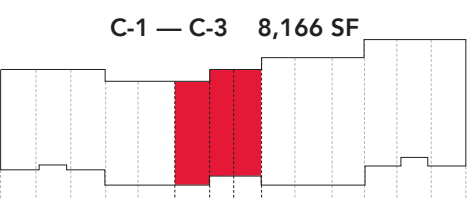
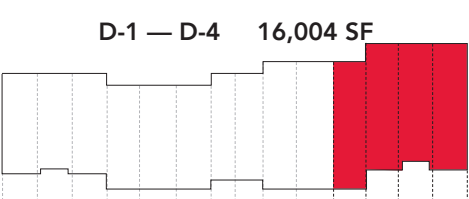
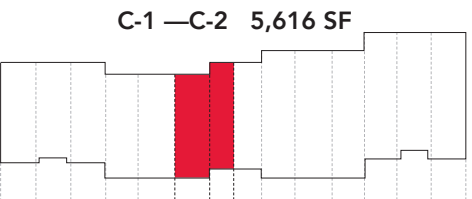
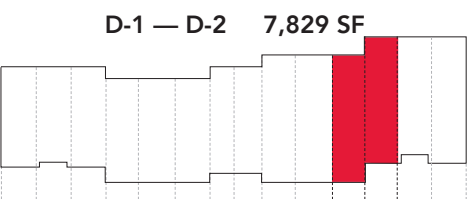
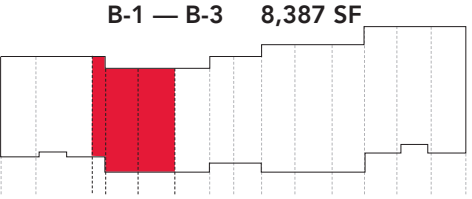
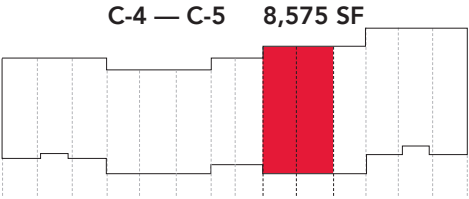
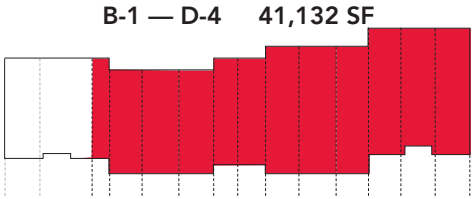
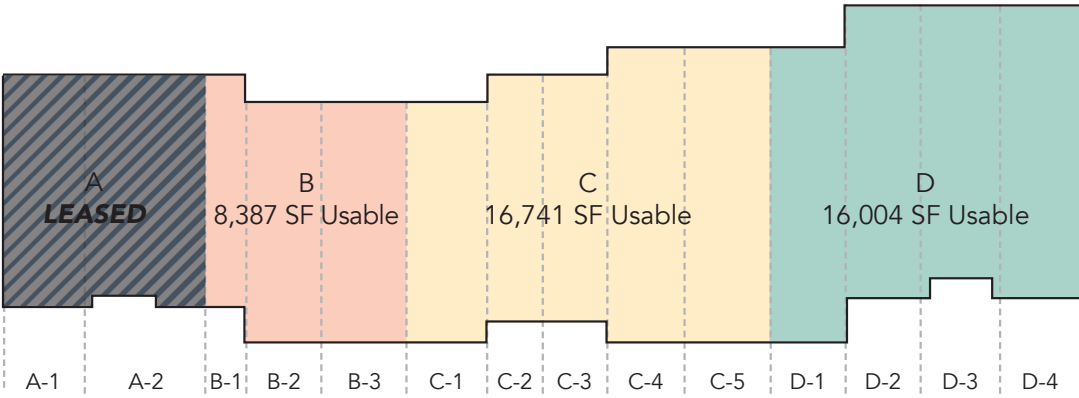
D-1 3,859 SF

D-2 3,970 SF

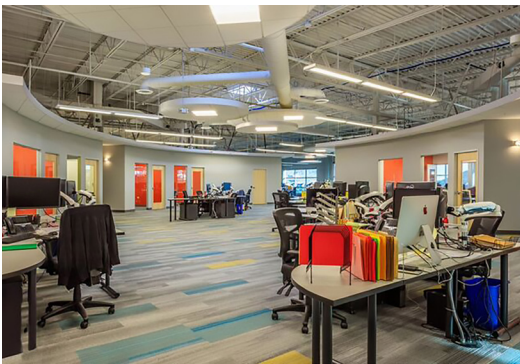
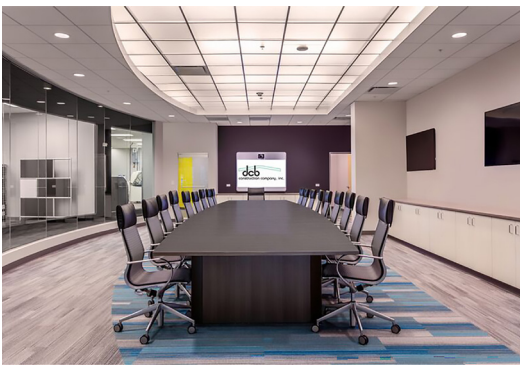
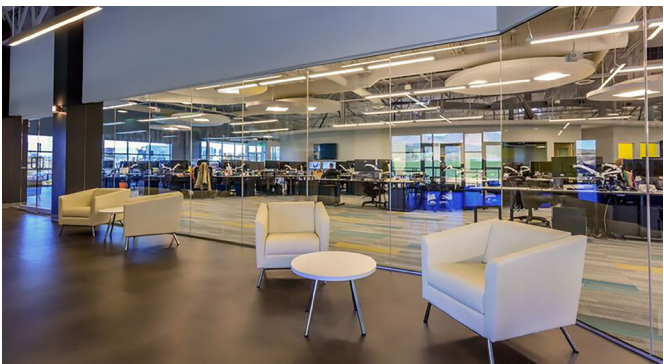
D-3 3,986 SF

D-4 4,189 SF

SAMPLE UNIT COMBINATION OPTIONS







3D SYSTEMS  
TECH CENTER  
CONNECTIVITY

+4 MIN

RESTAURANTS & RETAIL

+7 MIN

RED ROCKS CONCERT  
AMPHITHEATRE

+8 MIN

MEADOWS GOLF CLUB

+24 MIN

MILE HIGH STADIUM

+28 MIN

DOWNTOWN DENVER

+35 MIN

CENTENNIAL AIRPORT

+55 MIN

DENVER INTERNATIONAL  
AIRPORT







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**INVESTMENT SALES ADVISORS  
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