

**FOR LEASE - ALL UNITS ARE TURN KEY! "LETS MAKE A DEAL"
5575 S SYCAMORE ST & 5564 S PRINCE STREET**



LITTLETON PLACE OFFICES DOWNTOWN LITTLETON

All inclusive, full service rates!

PROPERTY DESCRIPTION

Littleton Place Offices offers modern amenities and a versatile layouts, perfect for a wide range of business needs. With a strategic location and ample parking, this complex provides convenience and accessibility for employees and clients alike. Easy access to the DTC, Downtown Denver, C-470 and light rail.



AVAILABLE SF
380-1,056
SF



LEASE TERMS
2-5 YEARS



BUILDING SIZE
13,024 SF



YEAR BUILT
1980



LOT SIZE
.41 ACRES



PARKING
ABUNDANT

PROPERTY HIGHLIGHTS

- Simple - Straightforward - Clear and Customized Leasing
- One monthly price includes ALL expenses + FREE WIFI
- Ready for move-in or build-out, open floorplans
- Well constructed, local ownership - Safe, Secure, Well lit Complex
- Plenty of parking, and unlimited on-street availability

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.





LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	2-5 years
Total Space:	380- 1,056SF	Lease Rate:	Monthly Flat Rate

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Sycamore Suite #104	Available	246 SF	Full Service	\$475 per month	Executive suite with an in office closet and first floor window. Walk through video: https://www.youtube.com/shorts/g8ro3_lICg4
Sycamore Suite #235	Available	2,709 SF	Full Service	\$4,150 per month	This is a large suit. Offering 8-private offices, a closet, a kitchen, a shower room, a copy room, large exterior walled conference room, an open area co-working space and two entrances and exits. Suite has beautiful flooring throughout. Walk through video: https://www.youtube.com/shorts/sqi0z3LNKk4
Prince street Suite #1	Available	628 SF	Full Service	\$1,075 per month	Two room Executive suite that has its own front end door. This suite connects to a common area kitchen that has a refrigerator, kitchen sink and two bathrooms. Here is a walk through video YouTube link: https://www.youtube.com/shorts/7-4Rp6fQZhg

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Prince street Suite #2	Available	380 SF	Full Service	\$725 per month	Large room executive suite #2. Has its own front access to the parking one the first floor. It does connect to a common area bathroom(s), kitchen and kitchen sink with a refrigerator. See walk through YouTube video: https://youtube.com/shorts/tghMp1EtOHE?si=qDLH2a_tL5Ocfxml
Prince street Suite #3	Available	628 SF	Full Service	\$1,075 per month	Two large room executive suite with a common area bathroom(s), kitchen and refrigerator. YouTube video link: https://youtube.com/shorts/_4W8x4JfKQG?si=3sC7PdE4eQyL8ugv
Prince street Suite #7	Available	656 SF	Full Service	\$1,050 per month	Space available on November 01, 2025. Features an in Suite bathroom & closet. Large office with an open area co-working concept space. This space is located on the second floor. Walk through video: https://www.youtube.com/shorts/Sgnf18bOhC8
Prince Street Suite #10	Available	586 SF	Full Service	\$980 per month	This suite is an upstairs unit with great views off Prince Street. Has two large private offices with Beautiful hardwood floors. Also featuring an open area co-working style hallway. This suite has a closet and its own private bathroom. Walk through video here: https://www.youtube.com/shorts/fuqL3mLLK4k

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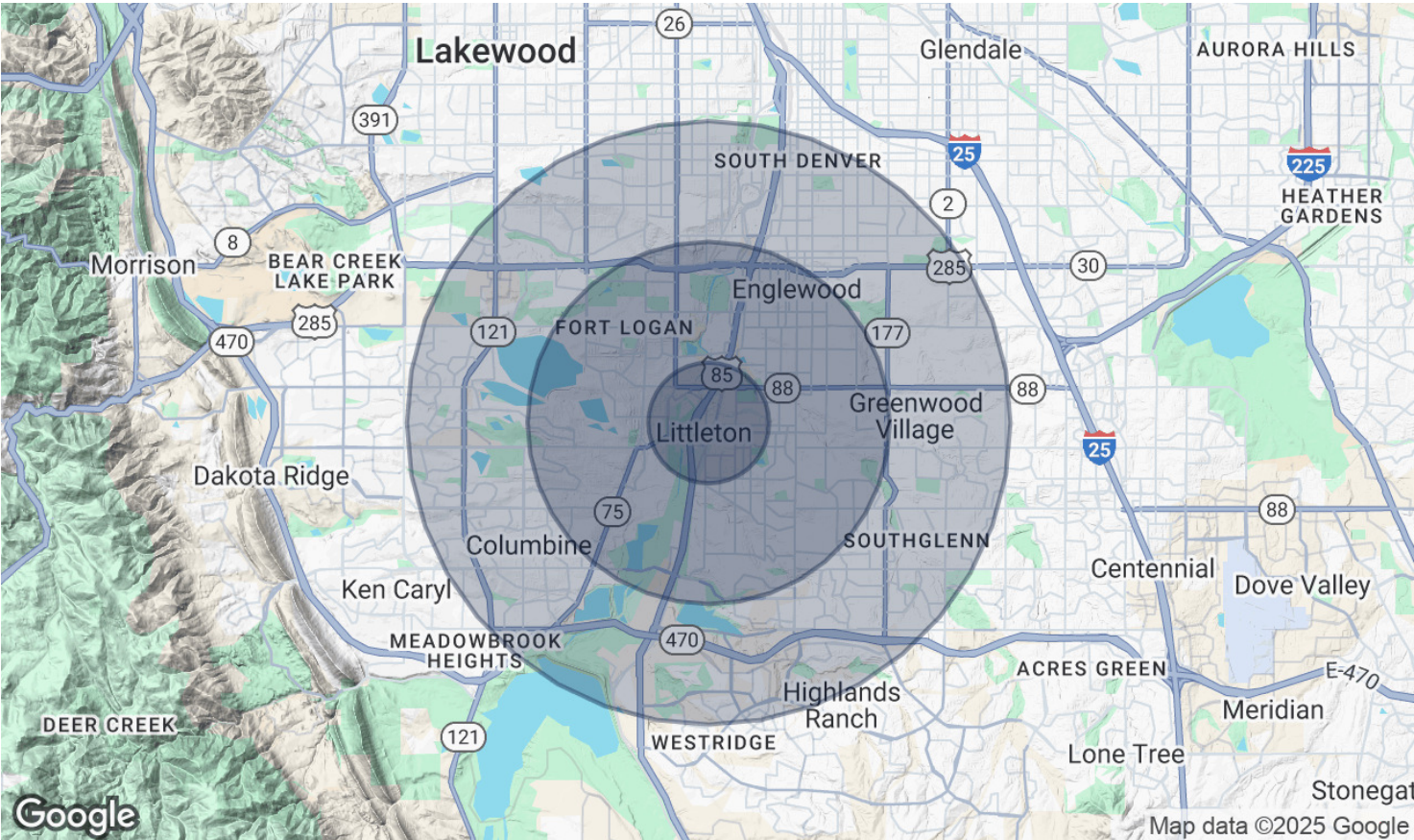


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Prince street Suite #11/12	Available	1,056 SF	Full Service	\$1,875 per month	This is a beautiful suite. Suite 11&12 are a combined space to bring you upper level space. It has beautiful hard wood floors. A kitchenette with sink and its own private bathrooms. Windows all along three sides of the exterior walls. Turn key space! YouTube video walk through: https://www.youtube.com/shorts/FxFELd3__n0

RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,802	94,074	284,511
Average Age	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,378	39,750	115,318
# of Persons per HH	2	2.4	2.5
Average HH Income	\$98,741	\$129,559	\$134,848
Average House Value	\$660,086	\$754,161	\$735,755

Demographics data derived from AlphaMap