

FOR LEASE
\$22.00 SF/YR (NNN)

9895 W REMINGTON PL

Littleton, CO 80128

PROPERTY HIGHLIGHTS

- 1,600 square feet available - potential to expand to 1,900
- Strong Tenant synergy with neighboring well established family physician practice
- "Backyard" with picnic tables and fire pit
- Large west facing windows
- Great for general office, medical users, and retailers
- Tenant Improvements packages available



AVAILABLE SF

1,600



BASE RENT

\$22/SF



OPERATING EXP.

\$14.59/SF



PARKING

3.93/1,000SF



BUILDING SF

8,391



YEAR BUILT

2003

PROPERTY DESCRIPTION

This single-story property features a stone façade, native plant landscaping, and large "backyard" with picnic tables & a fire pit. Extremely well-maintained & easily accessible off S. Kipling Parkway, a mile north of C-470. Surrounded by retail and restaurants, including well-known national chains. The available suite has large, west-facing windows to provide tremendous natural light. With direct suite access from the parking lot, the mostly open floorplan easily accommodates a wide variety of general office, medical users, and various retail uses. It is currently configured with a large, open work area, an exam room or office, 2 restrooms, and storage areas.

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.



ADDITIONAL PHOTOS



Open Work Area



Exam Room or Office



Main Suite Entry



Backyard

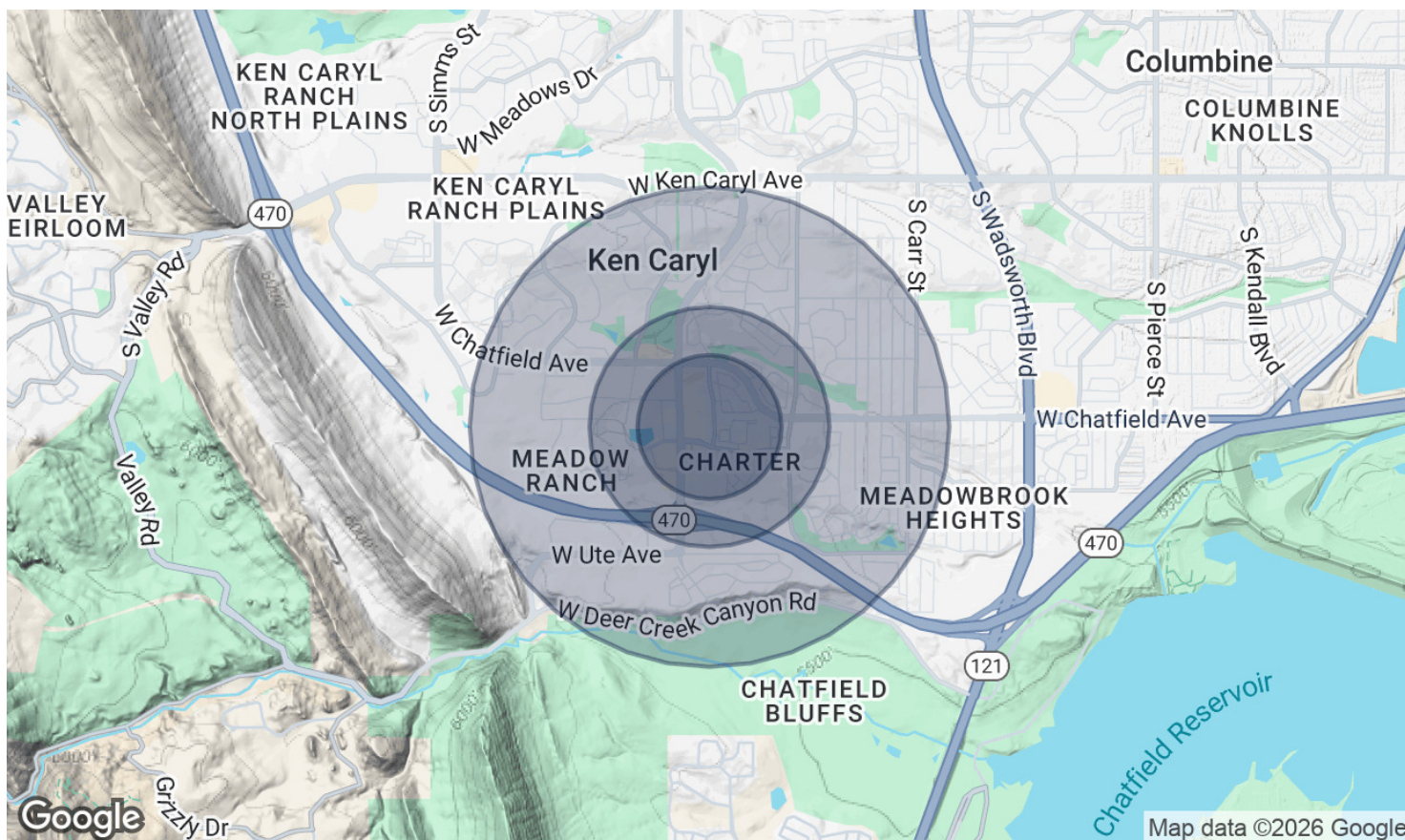
TODD BROWN

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,515	3,983	12,015
Average Age	42	41	42
Average Age (Male)	39	40	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	833	1,976	5,073
# of Persons per HH	1.8	2	2.4
Average HH Income	\$96,376	\$112,622	\$140,298
Average House Value	\$435,958	\$527,658	\$635,584

Demographics data derived from AlphaMap

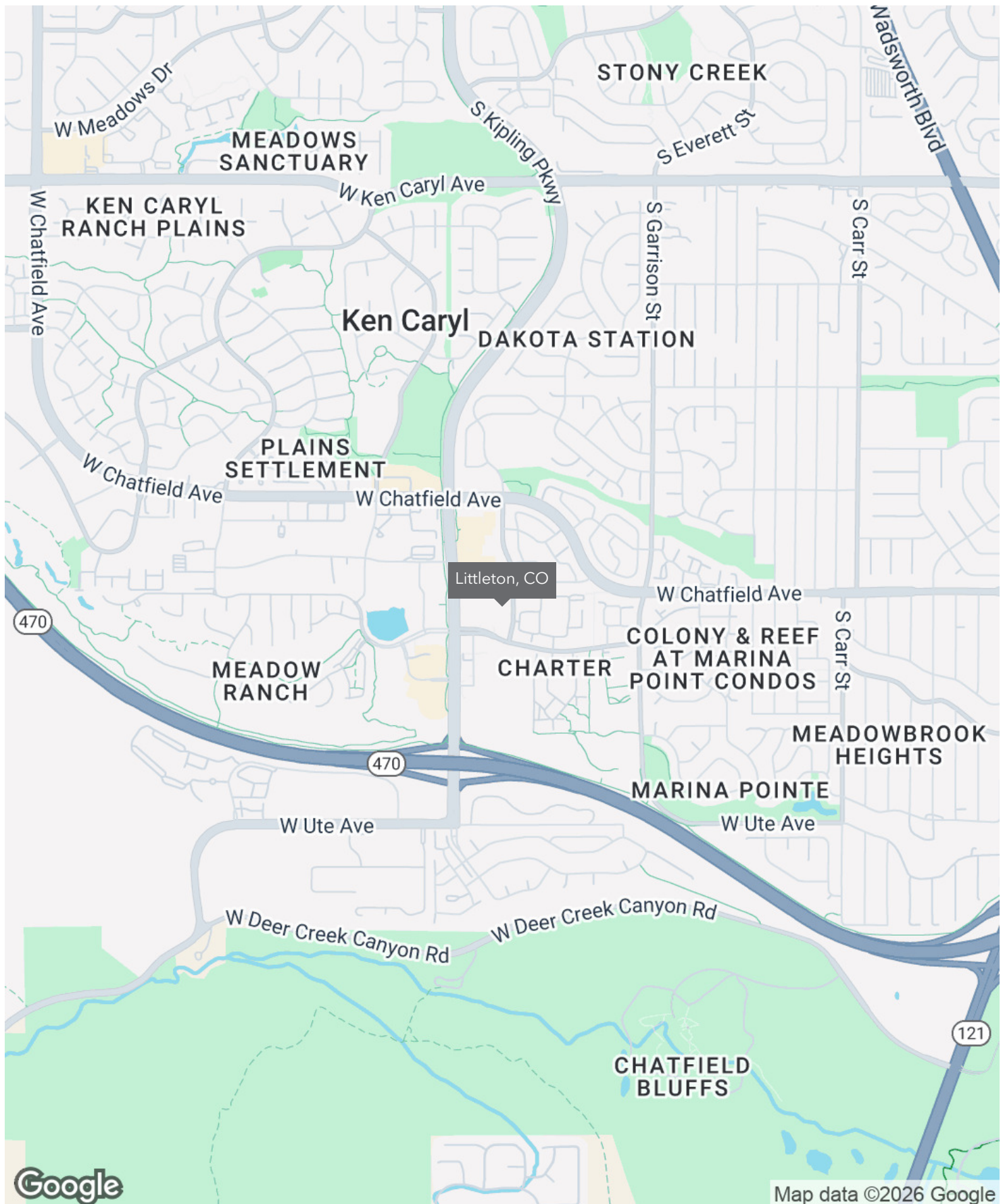
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REGIONAL MAP



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