



# OFFICE - FOR LEASE

**Piazza De Carlo  
5912 S Cody Street  
Littleton, CO 80123**



## PROPERTY INFORMATION

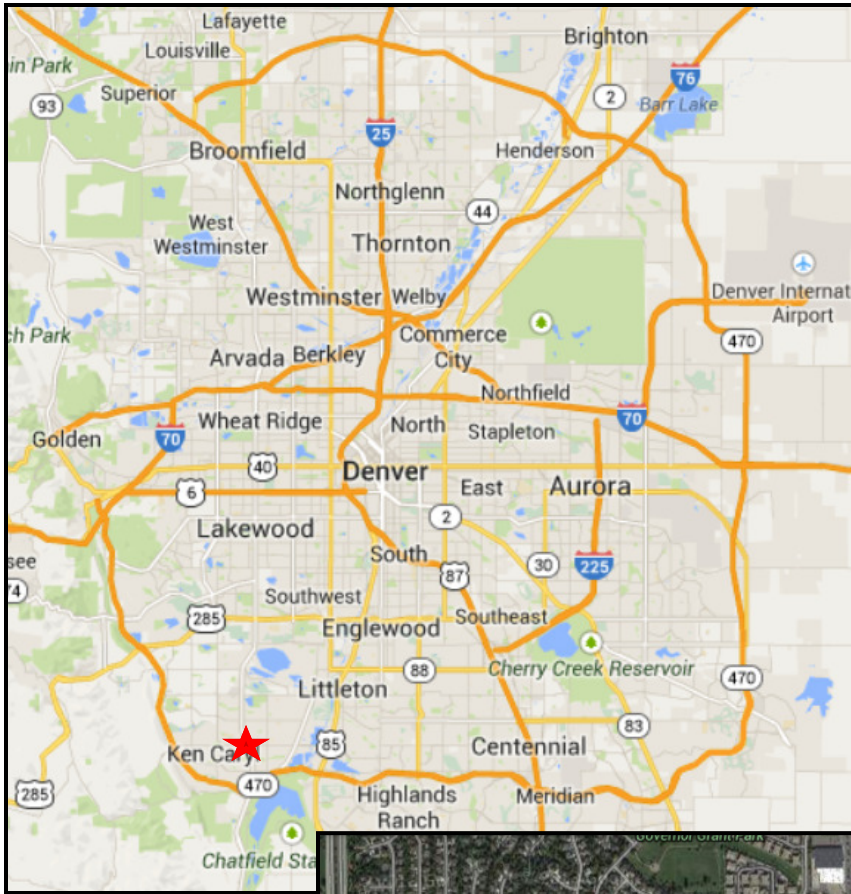
- **SF AVAILABLE:** 1,200 RSF (EST.), PLUS ADDITIONAL 500 RSF (EST.) \* ;  
2 UNITS; 150 AND 200 RSF;
- **LEASE RATE:** NEGOTIABLE
- **TERM:** SHORT TERM TO TRADITIONAL 3 - 5 YEAR TERMS OFFERED
- **PARKING:** 57 SURFACE SPACES PLUS CURB SIDE
- **MISC:** SCROLLING LED SIGN SPACE CAN BE MADE AVAILABLE;  
VISIBLE TO THE HEAVILY TRAVELLED INTERSECTION OF  
BOWLES & WADSWORTH

\* ADDITIONAL RSF MAY BE AVAILABLE AT LANDLORD'S DISCRETION

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- ### AREA AMENITIES
- CONVENIENTLY LOCATED AT THE SOUTHWEST CORNER OF WADSWORTH AND BOWLES;
  - ACCESS TO 470 TO THE SOUTH OR WEST AS WELL AS HAMPDEN / 285 TO THE NORTH;
  - ABUNDANT RETAIL, RESTAURANTS AND HOTELS WITHIN 5 MINUTES OF THE PROPERTY;
  - ACROSS THE STREET FROM THE 'TO BE REDEVELOPED' SOUTHWEST PLAZA MALL

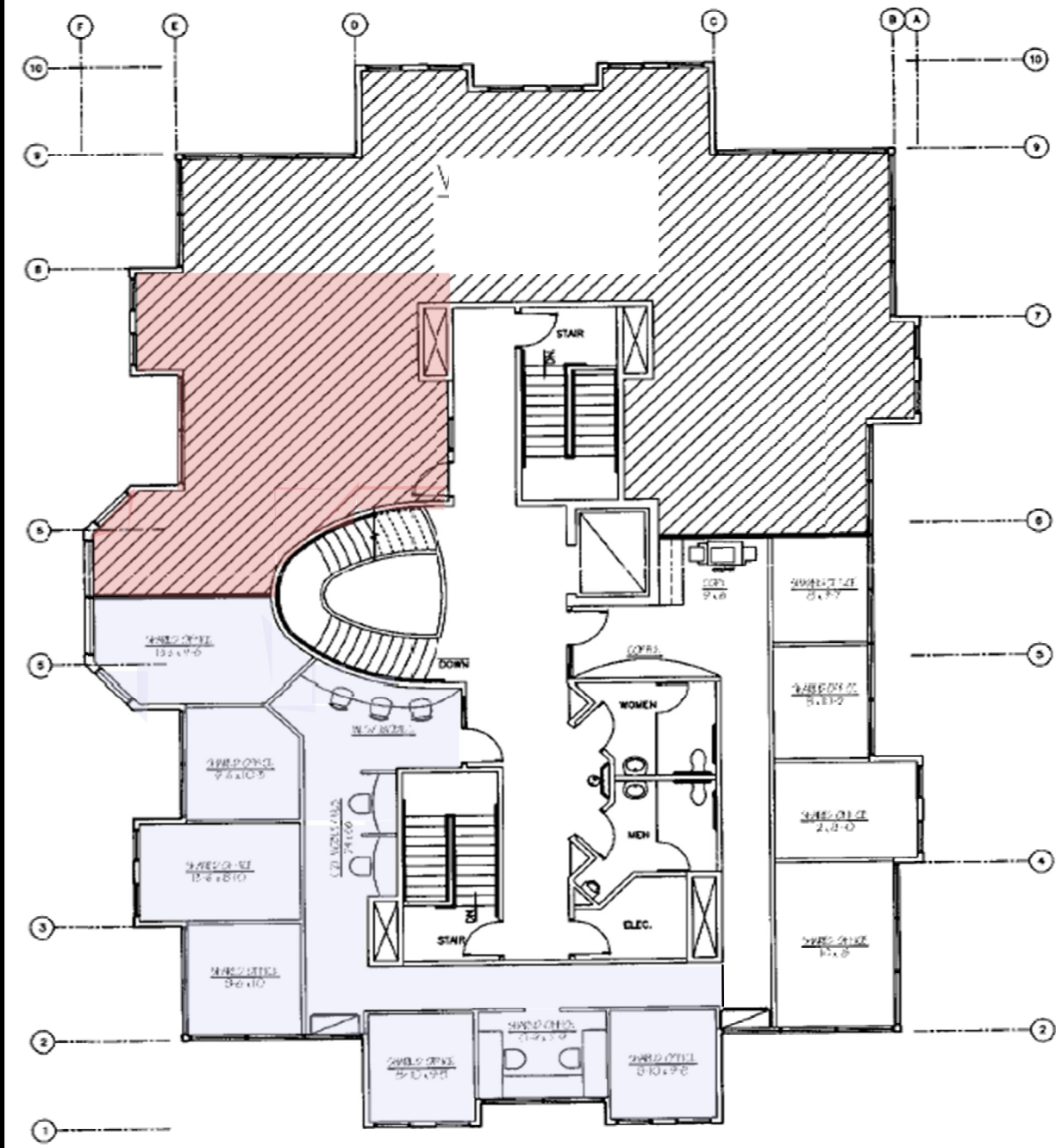


Full turn access as noted below



Keller Williams Realty	
Third Floor	
Office Planning Solutions	Excludes Colorado PWS/MW/7/SP/2000 10-04-05

PARTITION LEGEND	
NEW BUILDING STANDARD PARTITION TO MATCH EXISTING	=====
EXISTING PARTITION TO BE REMOVED	-----



# THIRD FLOOR

**BLUE SHADED AREA IS CURRENTLY AVAILABLE.**

**RED SHADED AREA CAN BE MADE AVAILABLE WITH ADDITIONAL PORTIONS OF BLACK CROSS HATCHED AREA POSSIBLY AVAILABLE**