

# 7345 S PIERCE ST

Littleton, CO 80128



## PROPERTY DESCRIPTION

Conveniently located in Littleton. Located just North of C470 between Wadsworth & Santa Fe. Large Parking area. Common conference room available. Nice community surrounds office building. Great location for small businesses.

## PROPERTY HIGHLIGHTS

- Suite 100 (4,000sf)- able to demise to ~1,000sf. Reception area, 14 offices, 2 storage rooms and kitchen
- Executive Offices (150sf- 300sf)
- Suite 202J- single office
- Elevator
- Flexible Lease Terms

## OFFERING SUMMARY

Lease Term:	Flexible
Lease Rate Suite 100	\$25 Gross
Lease Rate Ex. Offices	Starting at \$475/mo
Available SF:	150 - 4,000 SF
Building Size:	13,127 SF
Janitorial Services	5 Days a Week - Common area and in suites
Internet WIFI	Century Link - Free of charge, but free internet can be limited



### BRANDI SPENCER

Senior Broker  
720.880.6977  
brandi@algcommercial.com

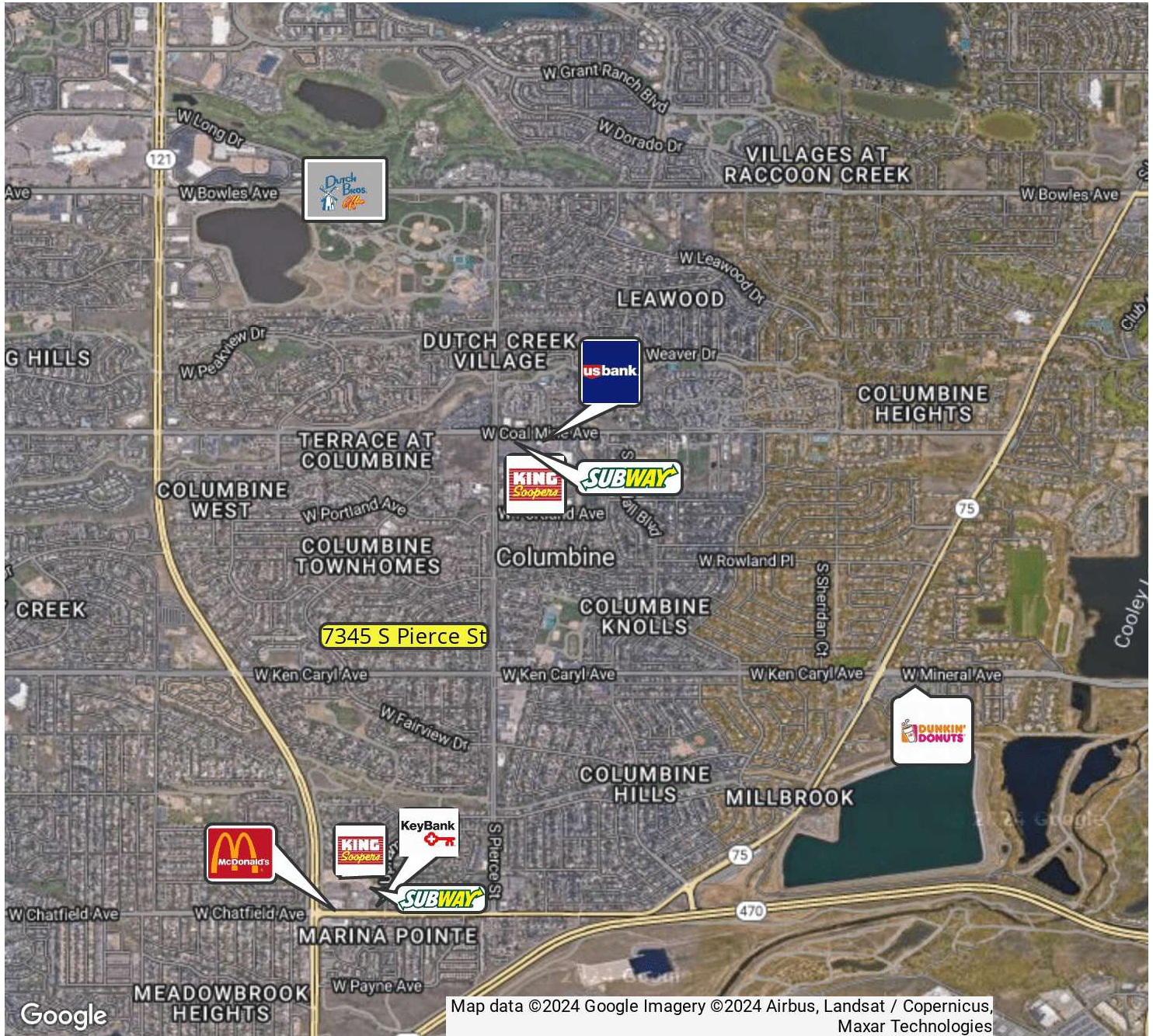
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7354 South Alton Way, Suite 101  
Centennial, CO 80112  
algcommercial.com

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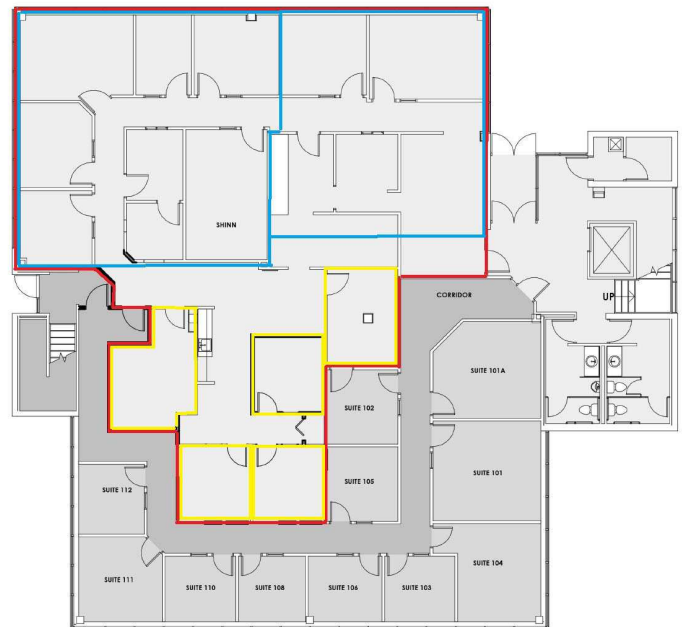
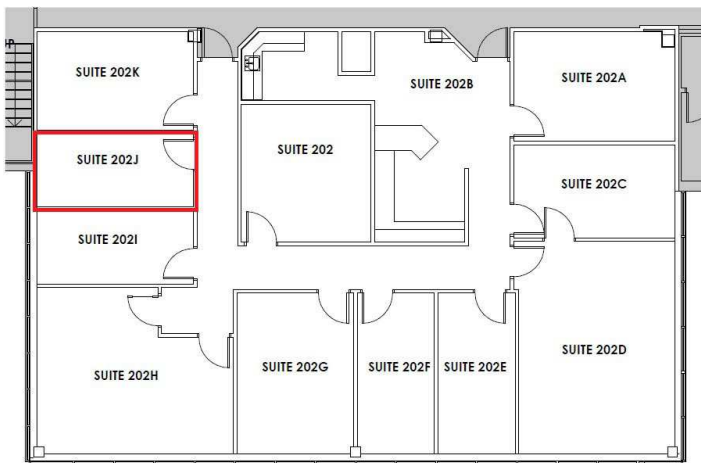
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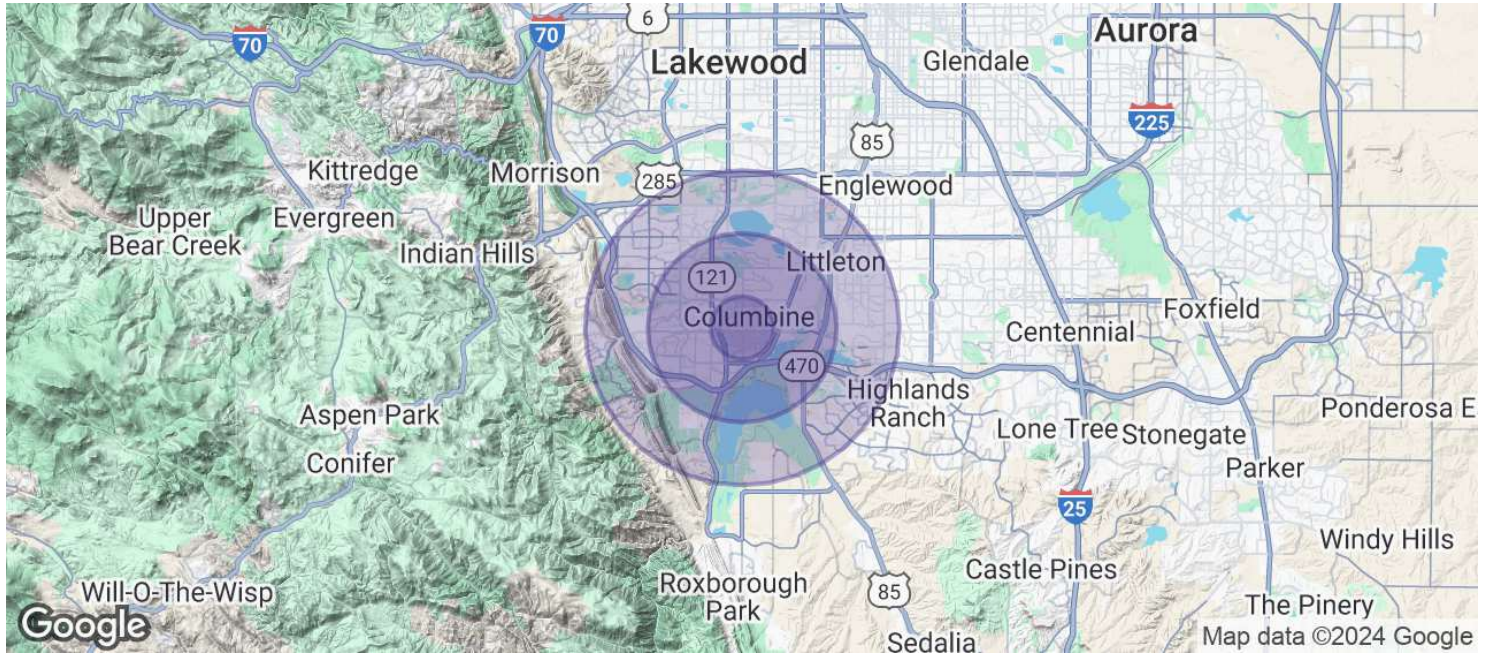
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,964	76,682	192,468
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,080	30,574	77,419
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$150,631	\$154,818	\$148,119
Average House Value	\$668,103	\$745,759	\$729,261

Demographics data derived from AlphaMap



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