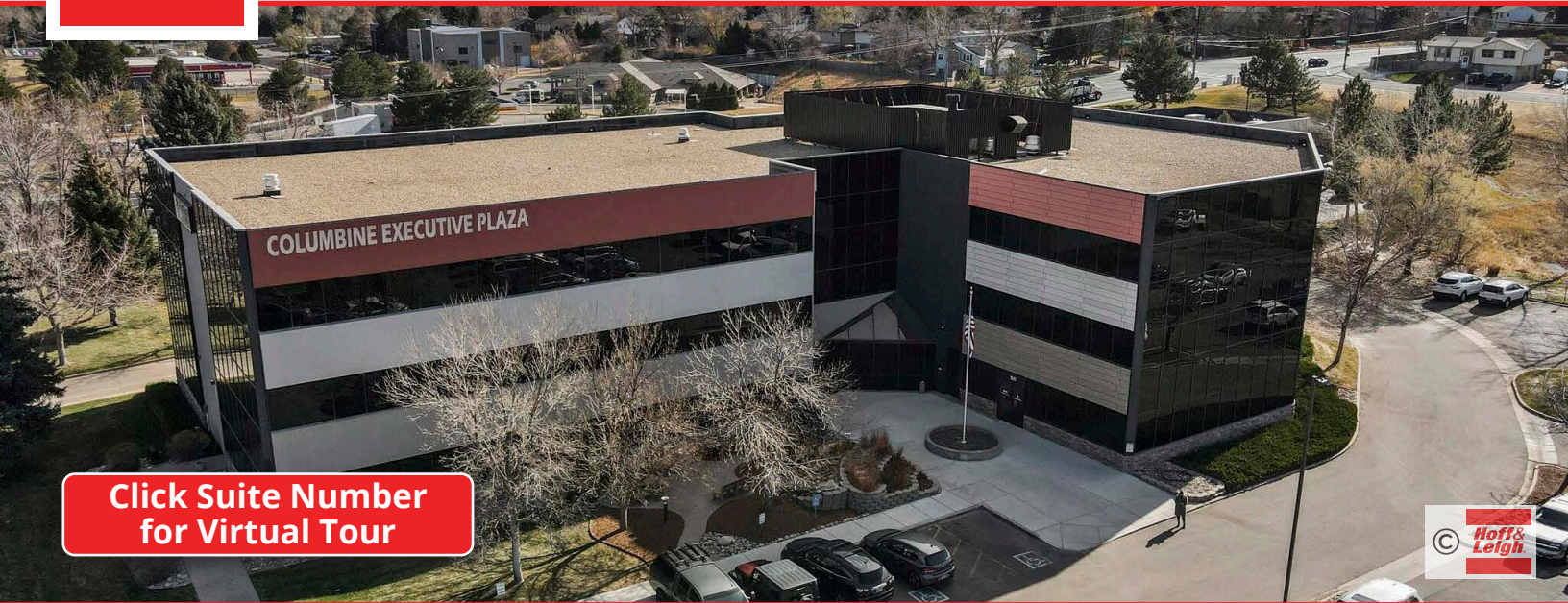


# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128



[Click Suite Number for Virtual Tour](#)



## Overview

Turn key office suites for lease in Columbine Valley. Building includes shared conference room, meeting room, break rooms, lots of windows, elevator, and an abundance of parking. The property is in close proximity to Southwest Plaza Mall and a large number of other restaurants and shops. Monument sign and two interior signs available.

Suite #:	Size:	Lease Rate:
<a href="#">225</a>	1,167 SF	\$19.00 SF/YR (Gross)
<a href="#">235</a> (Individual Office)	962 SF	\$22.00 SF/YR (Gross)
<a href="#">237</a> (Individual Office)	855 SF	\$22.00 SF/YR (Gross)
<a href="#">235 -237</a>	1,817 SF	\$21.00 SF/YR (Gross)
350	750 SF	\$20.00 SF/YR (Gross)

## Highlights

- Turn Key Office Suites
- Ample Parking
- Elevator
- Bathrooms on Every Floor

## Property Details



**Lease Rate**  
\$19.00 - \$22.00 SF/YR (Gross)



**Space Available**  
750 - 1,817 SF



**Zoning**  
ODP

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# Office Suites for Lease

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## COMMON AREA



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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

SUITE 225

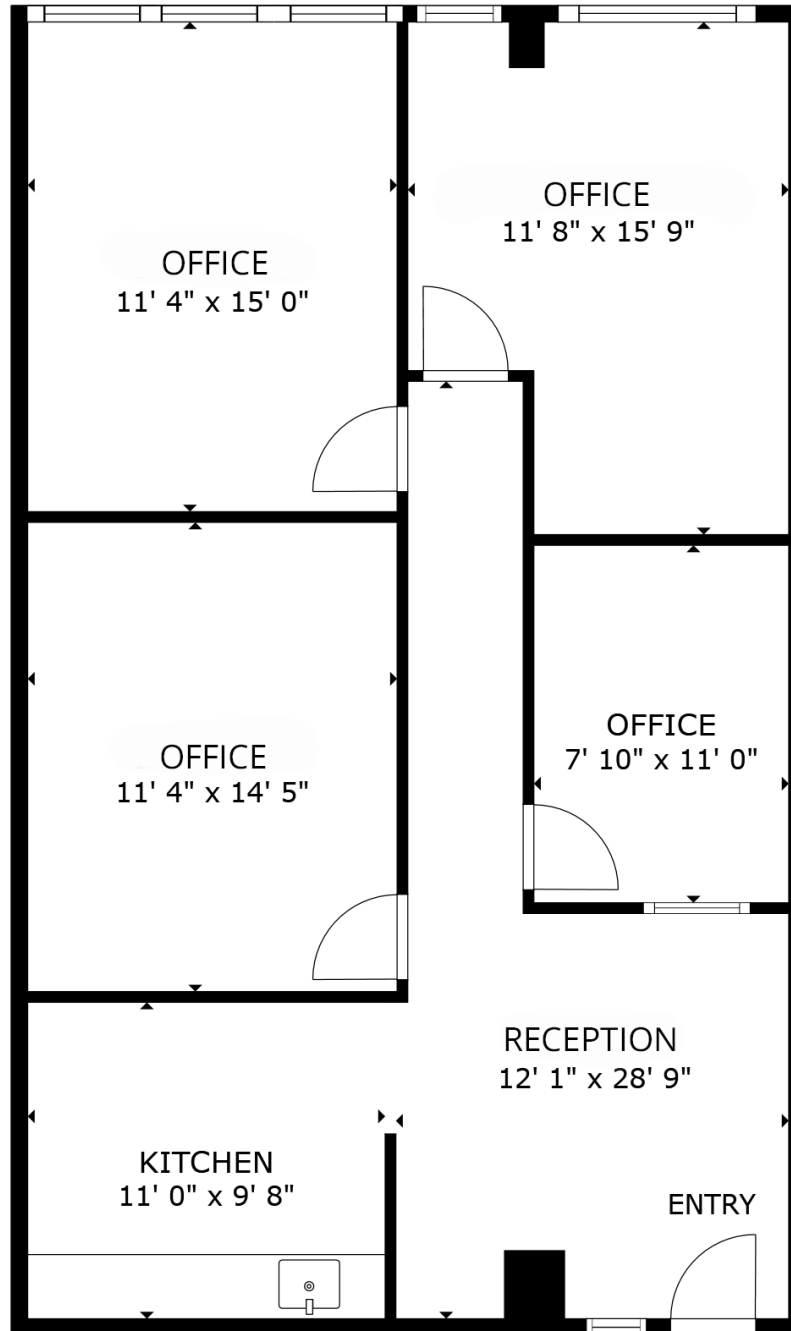


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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

## SUITE 225



FLOOR PLAN

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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

SUITE 235



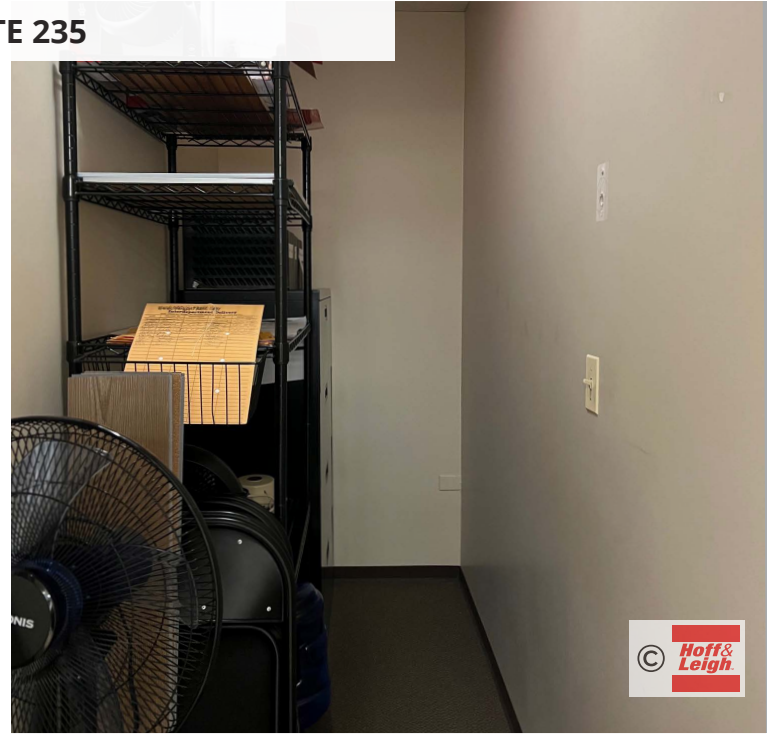
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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

SUITE 235



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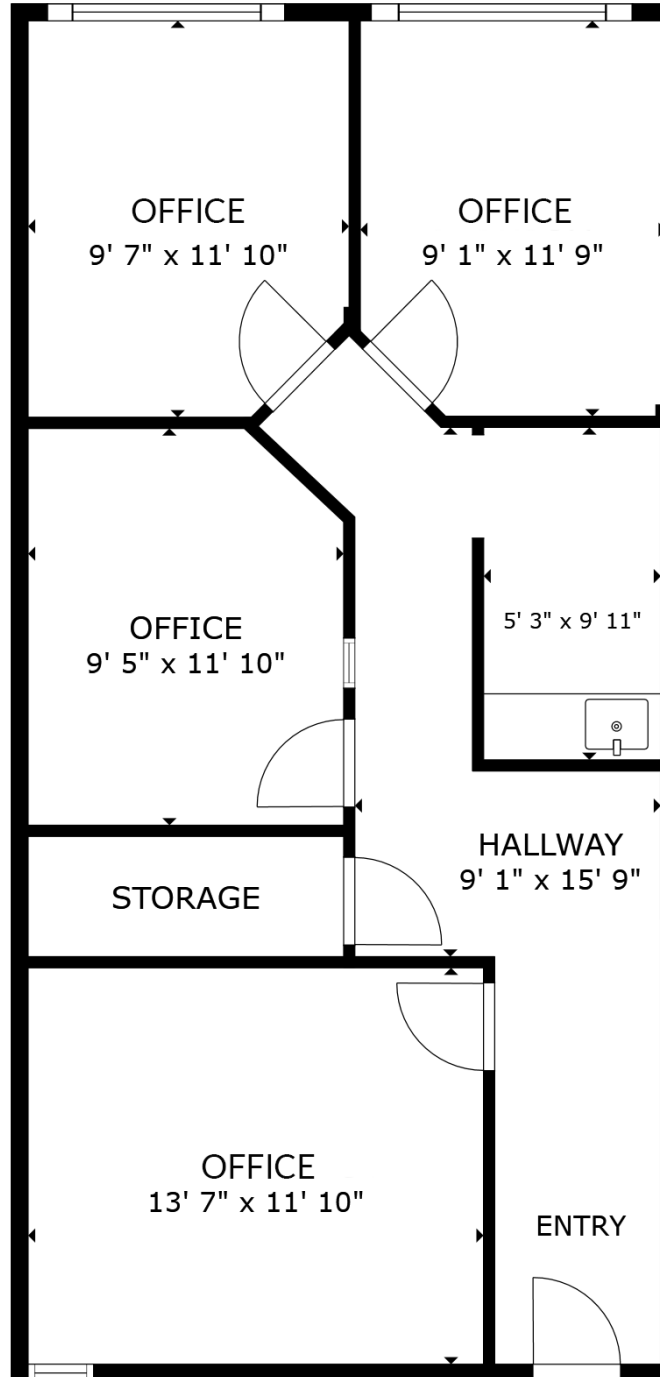
**Lisa Langiewicz**  
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# Office Suites for Lease

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## SUITE 235



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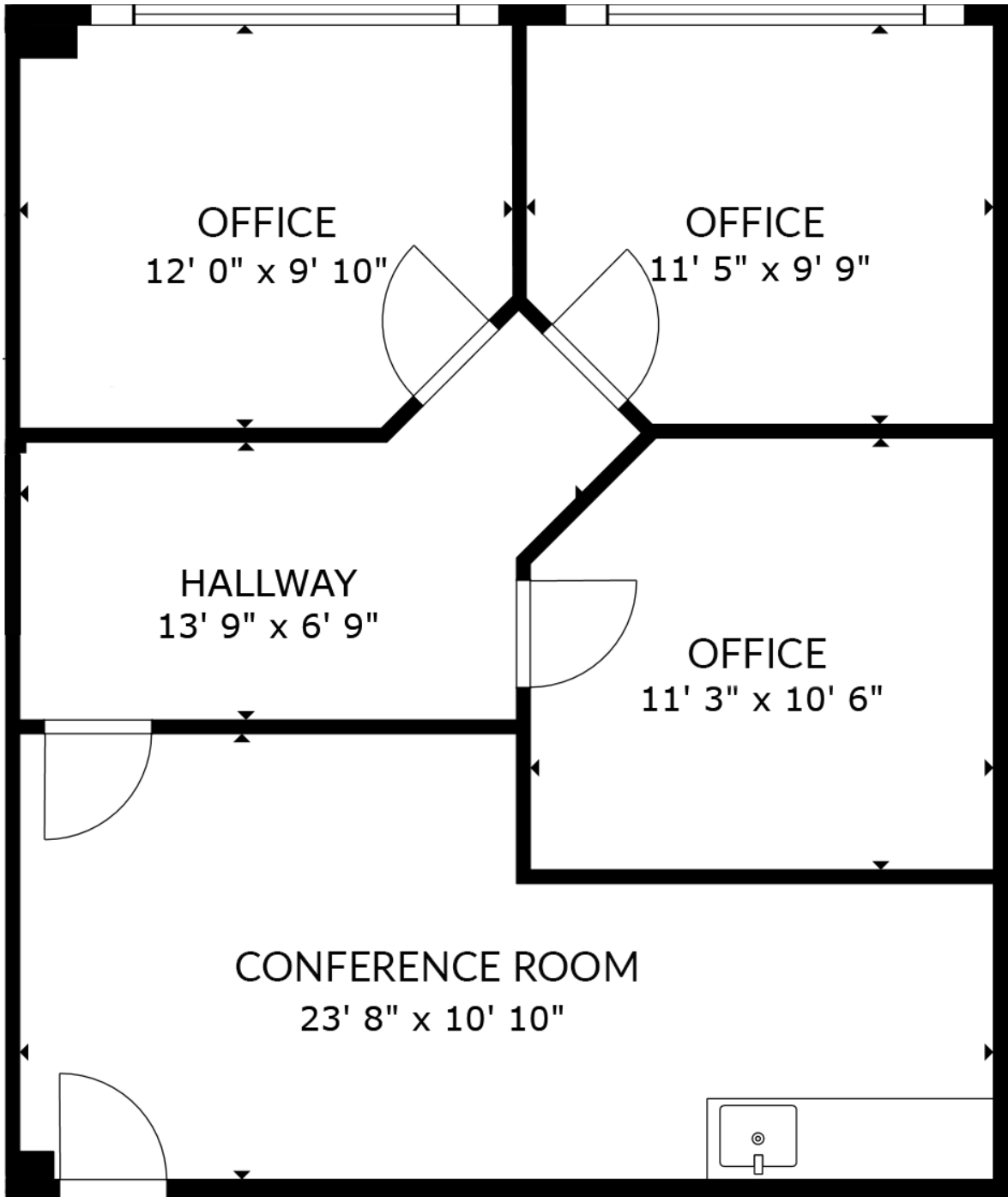
**Lisa Langiewicz**  
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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

## SUITE 237



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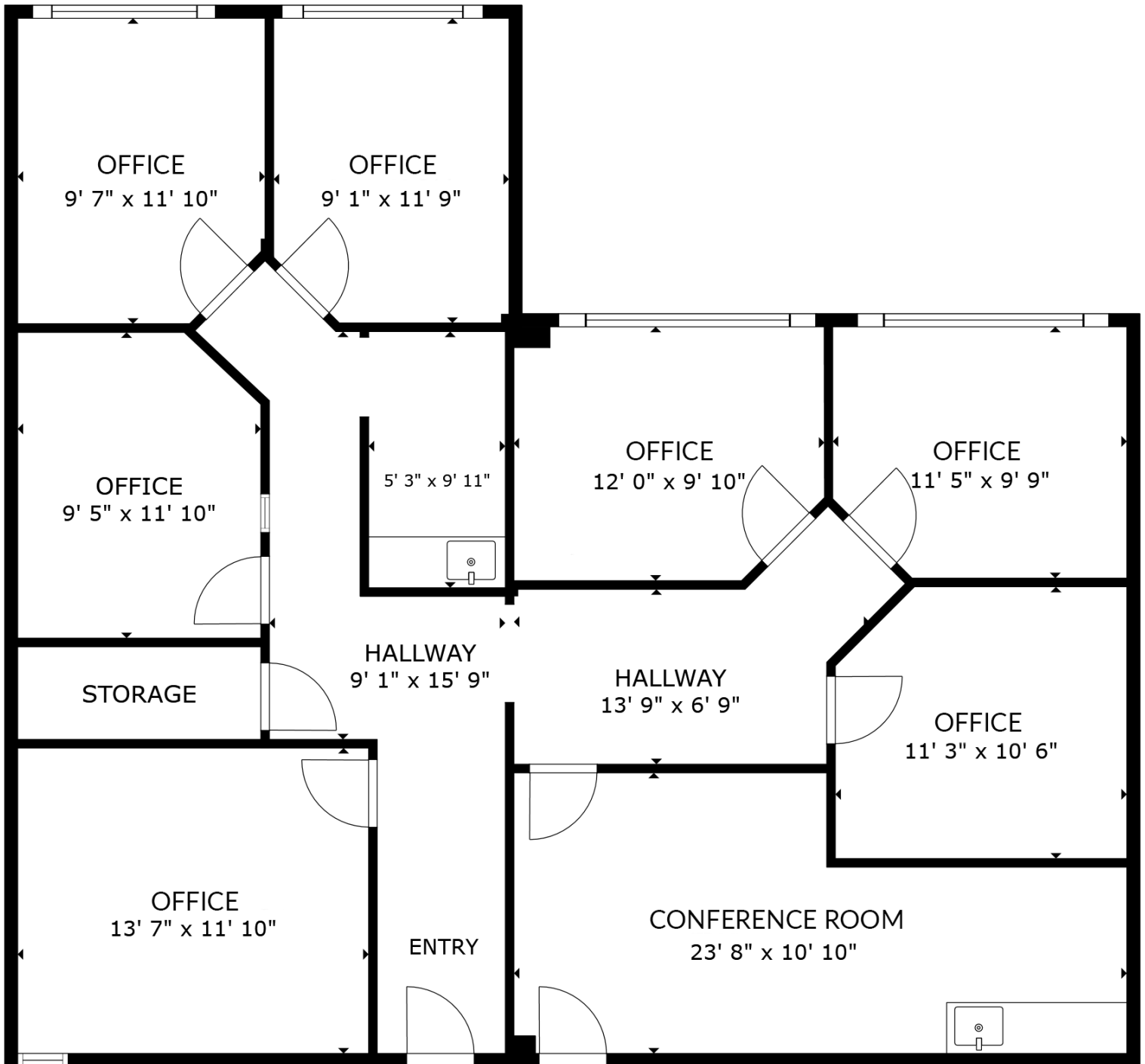
**Brandon Langiewicz, SIOR**  
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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

## SUITE 235 - 237



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# Office Suites for Lease

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SUITE 350



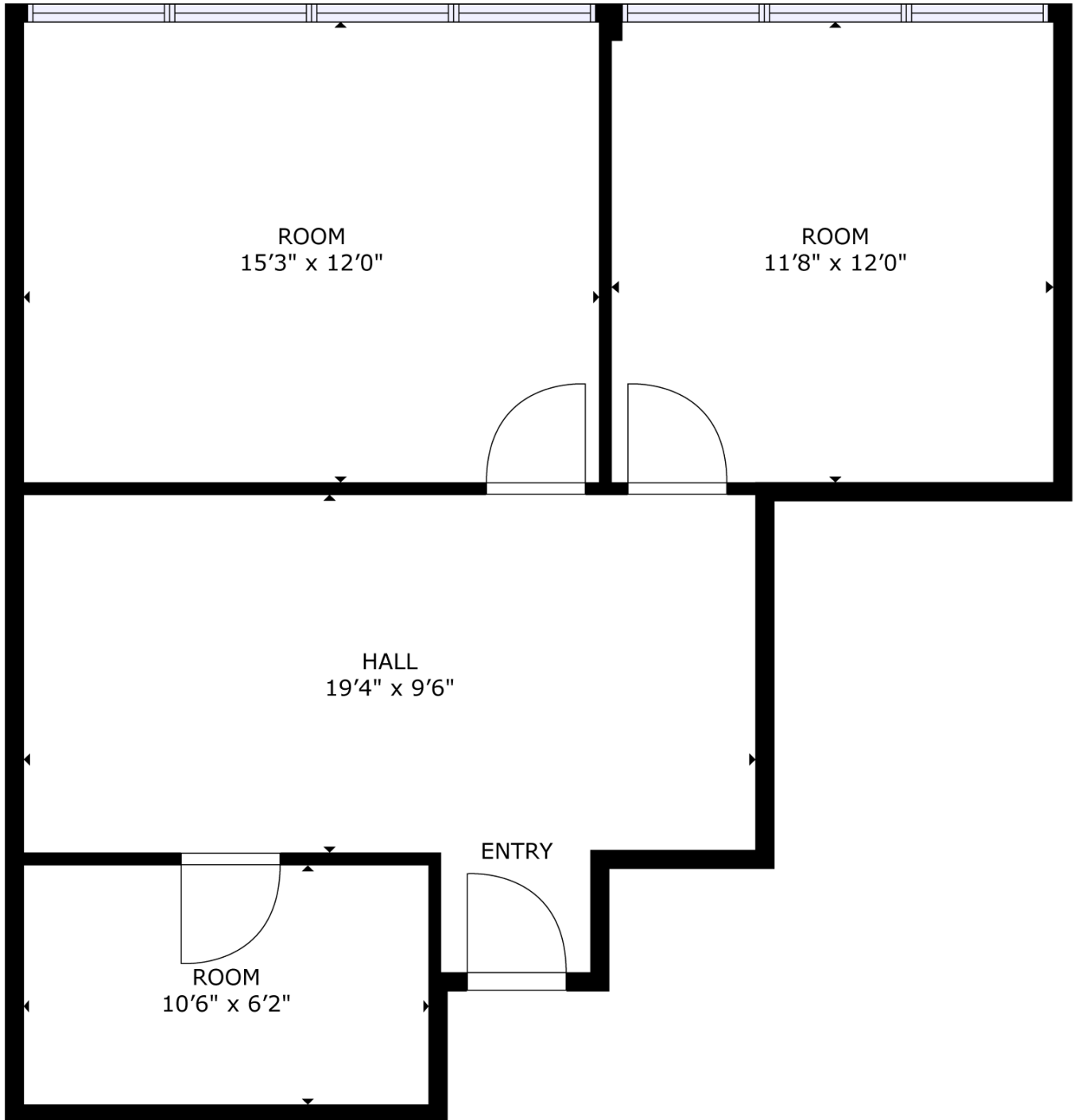
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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

## SUITE 350



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# Office Suites for Lease

6901 S PIERCE STREET, LITTLETON, CO 80128

6901 S Pierce St, Littleton, Colorado, 80128

## DEMOGRAPHICS



90,071  
Population



43.1  
Median Age



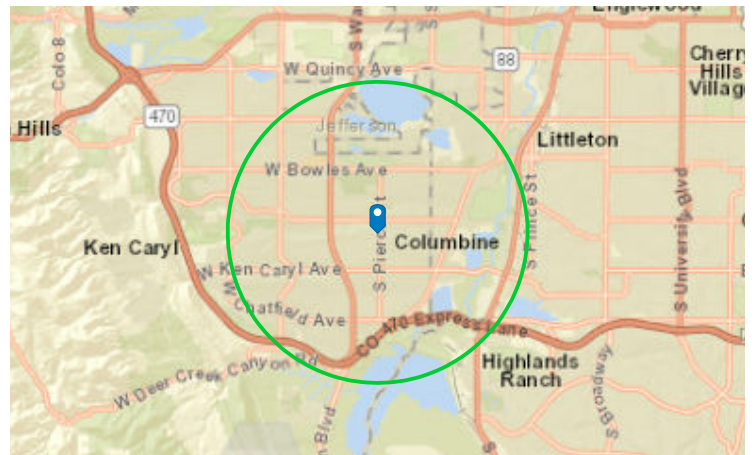
2.5  
Average  
Household Size



\$102,356  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Ottawa Ave	14,649	0.1
W Ottawa Ave	15,977	0.1
S Pierce St	1,962	0.1
W Portland Ave	1,734	0.1
W Portland Pl	1,944	0.1



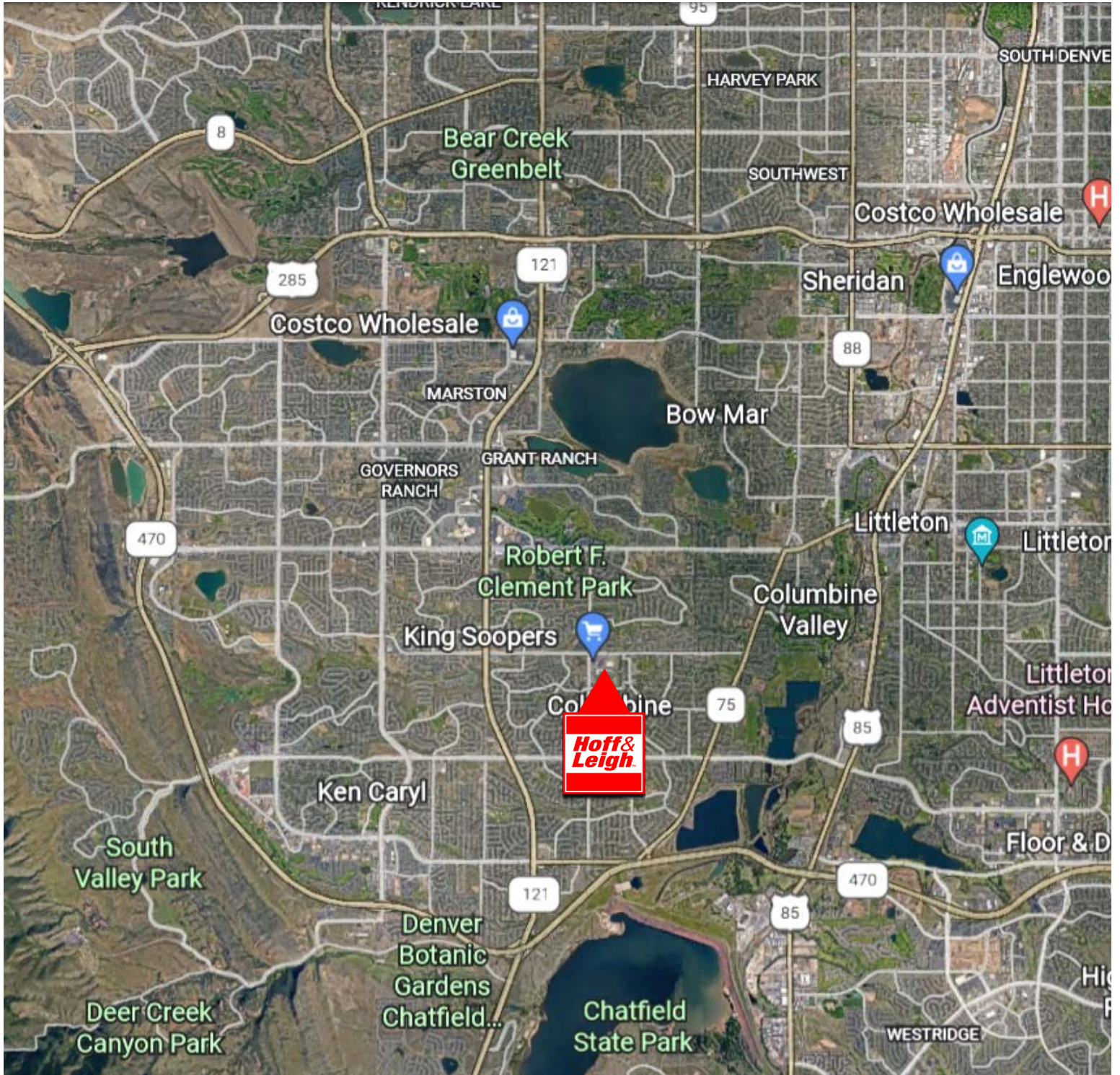
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