



**LIST PRICE: \$1,250,000.00**  
**LEASE RATE: \$22.00/SF FSG**

#### PROPERTY FEATURES

- Charming freestanding converted office building
- Well maintained
- Located within walking distance to Downtown Littleton
- Excellent visibility off Littleton Blvd
- Desirable submarket with minimal inventory

#### PROPERTY/AREA DETAILS

This well-maintained 3,320 SF building, originally constructed in 1926, offers a unique investment opportunity. Zoned CMU (Corridor Mixed Use), this property provides excellent visibility off Littleton Blvd and is located within walking distance to Downtown Littleton.

For more information, please contact:

**ERIC SHAW**

Vice President

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**Pinnacle Real Estate Advisors**

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



Property Type	Office
Property Subtype	Office Building
Building Size	3,320 SF
Lot Size	12,632 SF
Building Class	C
Year Built	1926
Year Last Renovated	2015
Number of Floors	2
Parking Spaces	7



For more information, please contact:

**ERIC SHAW**

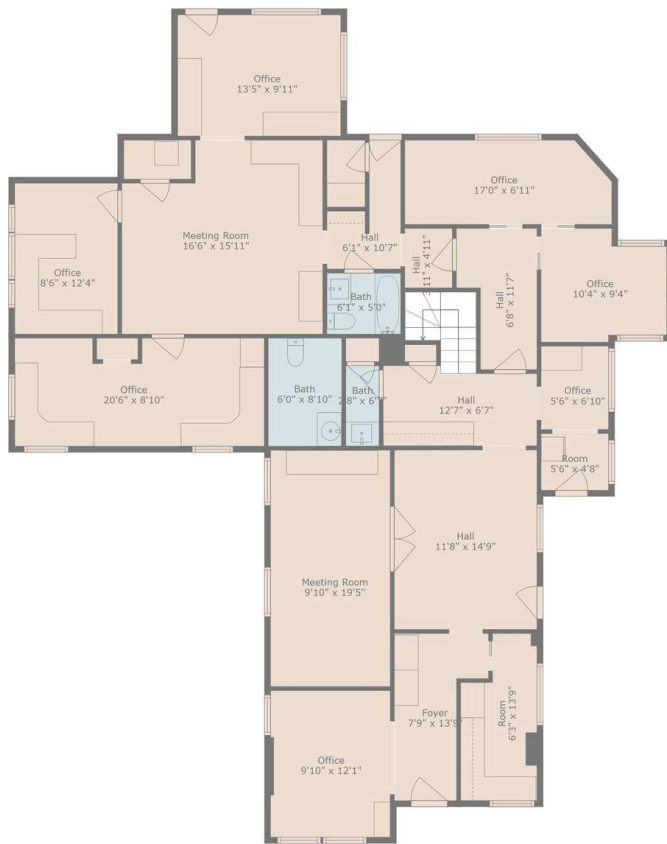
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Floor 1



Floor 2

Measurements Are Deemed Highly Reliable But Not Guaranteed.



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