

OFFICE SPACE FOR LEASE

5575

S SYCAMORE STREET

LITTLETON • CO



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navpoint
REAL ESTATE GROUP

Building Overview

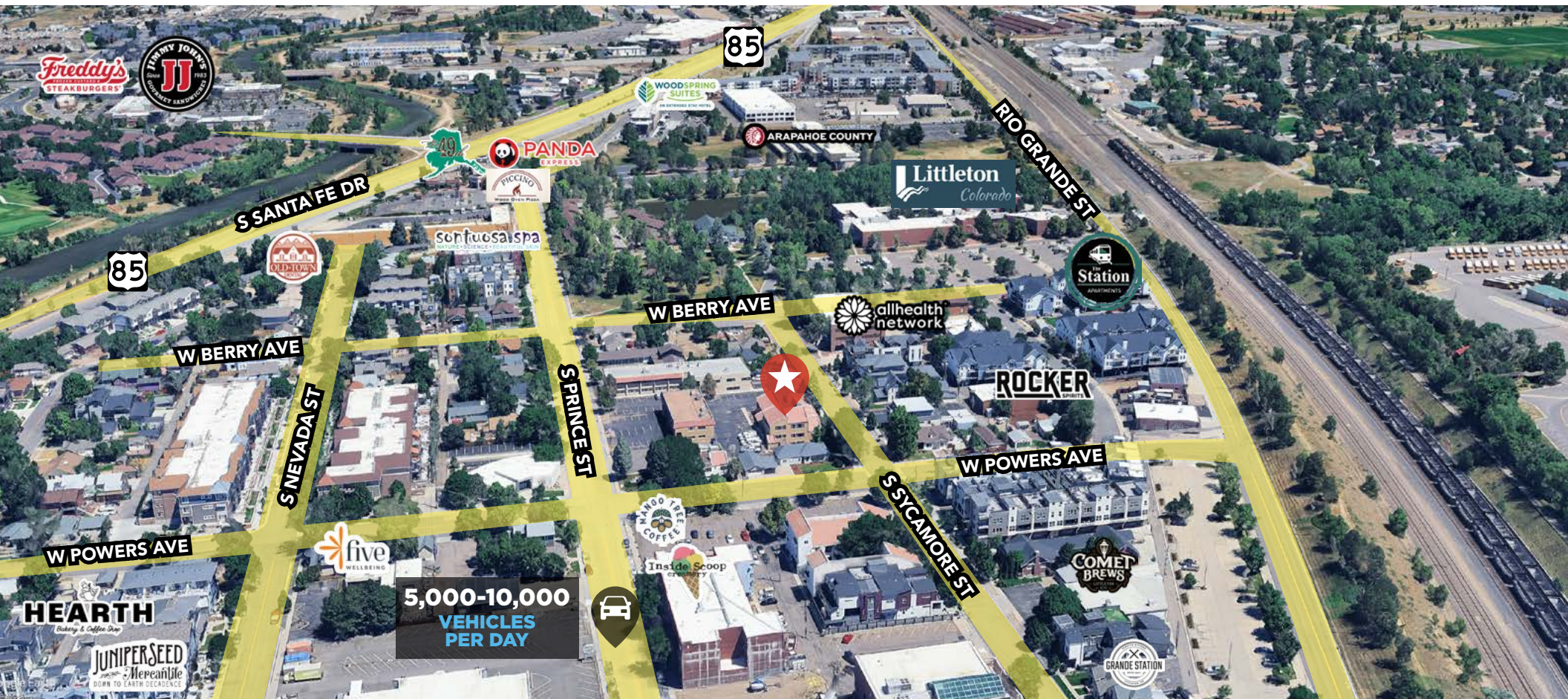
PROPERTY ADDRESS	5575 S Sycamore Street, Littleton, CO, USA
PROPERTY TYPE	Multi-Tenant Office
BUILDING SF	13,024 SF
NUMBER OF FLOORS	3
LEASE TYPE	Full Service Gross
YEAR BUILT	1980
PARKING RATIO	3.0/1,000 SF

- Modern amenities and versatile layouts, perfect for a wide range of business needs
- One monthly price includes ALL expenses + FREE Wifi
- Safe, secure, well-lit complex with plenty of parking and unlimited on-street availability
- Easy access to DTC, Downtown Denver, C-470, and light rail
- Open floorplans ready for move-in or build-out

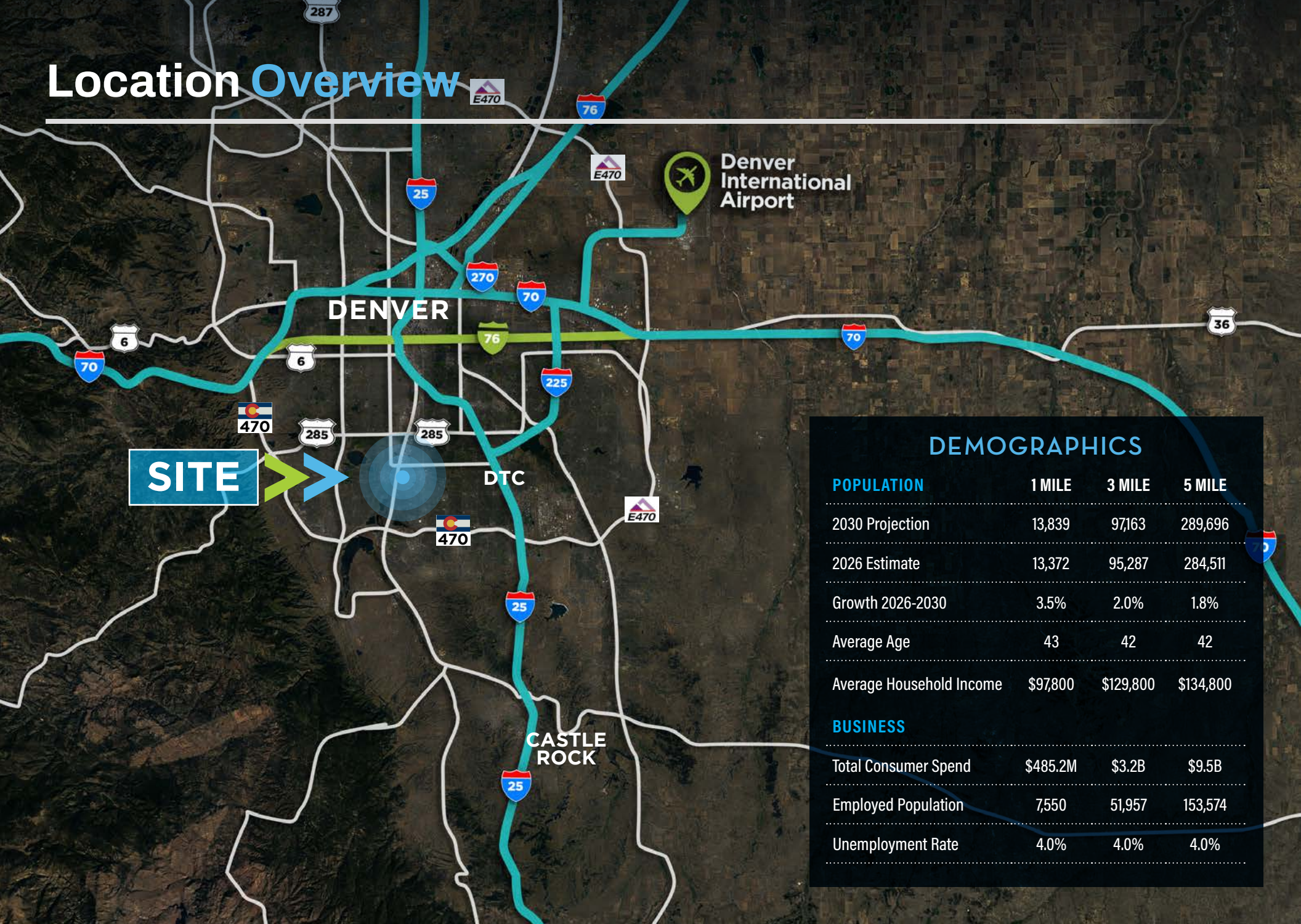


Property Availability

SUITE	SIZE (SF)	LEASE RATE	DATE AVAILABLE	DESCRIPTION	VIDEO WALK THROUGH
Suite 235	2,709 SF	\$4,150/mo	1/14/2026	A large suite, offering 8 private offices, closet, kitchen, copy room, large exterior-walled conference room, open area co-working space, and 2 entrances/exits. Beautiful flooring throughout.	CLICK HERE



Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	13,839	97,163	289,696
2026 Estimate	13,372	95,287	284,511
Growth 2026-2030	3.5%	2.0%	1.8%
Average Age	43	42	42
Average Household Income	\$97,800	\$129,800	\$134,800
BUSINESS			
Total Consumer Spend	\$485.2M	\$3.2B	\$9.5B
Employed Population	7,550	51,957	153,574
Unemployment Rate	4.0%	4.0%	4.0%

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