

FOR SALE OR LEASE

Southwest Medical Facility



8381
SOUTHPARK LANE

PROPERTY HIGHLIGHTS

ADDRESS	8381 Southpark Lane, Littleton, CO 80120
BUILDING SIZE	17,792 SF
AVAILABLE SPACE	13,586 SF
LOT SIZE	2.71 Acres
PRICE REDUCTION	\$4,975,000 \$4,500,000
PRICE / SF	\$252/SF
YEAR BUILT	1997
CITY / COUNTY	Littleton / Douglas
ZONING	Business Park
PARKING	90 Spaces



**SURGERY
CENTER**



**OWNER USER
OPPORTUNITY**



**TWO-TENANT
PROPERTY**

BROKER CONTACTS

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 **PINNACLE**
REAL ESTATE ADVISORS



8381 SOUTHPARK LANE

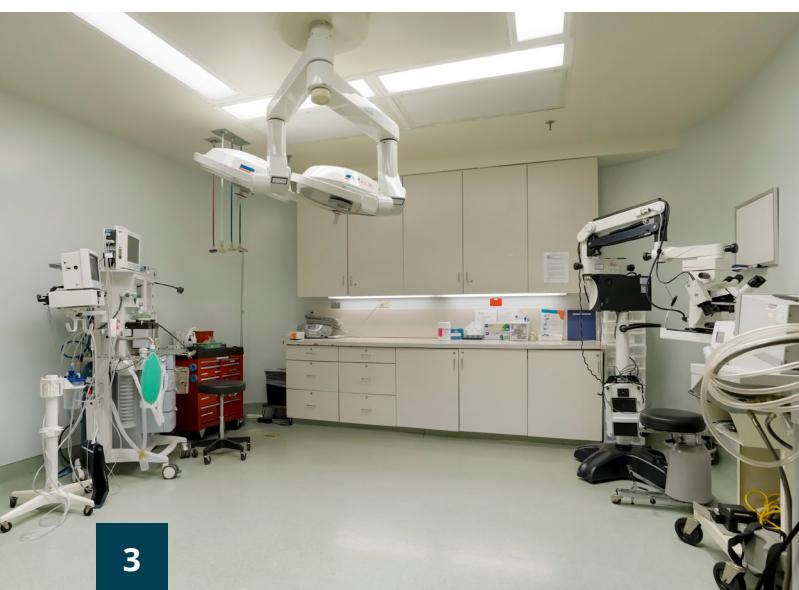
SOUTHPARK BUSINESS PARK LOCATION:

8381 Southpark Lane is located in the Southpark Business Centre, a high quality business park within Southwest Suburban Market. Southpark is bordered by Mineral Avenue to the north, Santa Fe to the west, County Line to the south, and Broadway to the east. Access to 8381 is gained from County Line Road, a major east/west arterial stretching from Littleton eastward to Centennial Airport. C-470 is the nearest highway with an exit (Broadway or Kendrick Castillo Way) accessing 8381 Southpark. With strict development guidelines, Southpark Business Centre has evolved into an aesthetic and well managed park with a stellar reputation among local businesses. There's also a wide array of restaurants, shopping opportunities and entertainment in close proximity to the building. Mineral Place which is comprised of 45 acres is being developed with a new Costco on the north side of the park at 700 West Mineral.

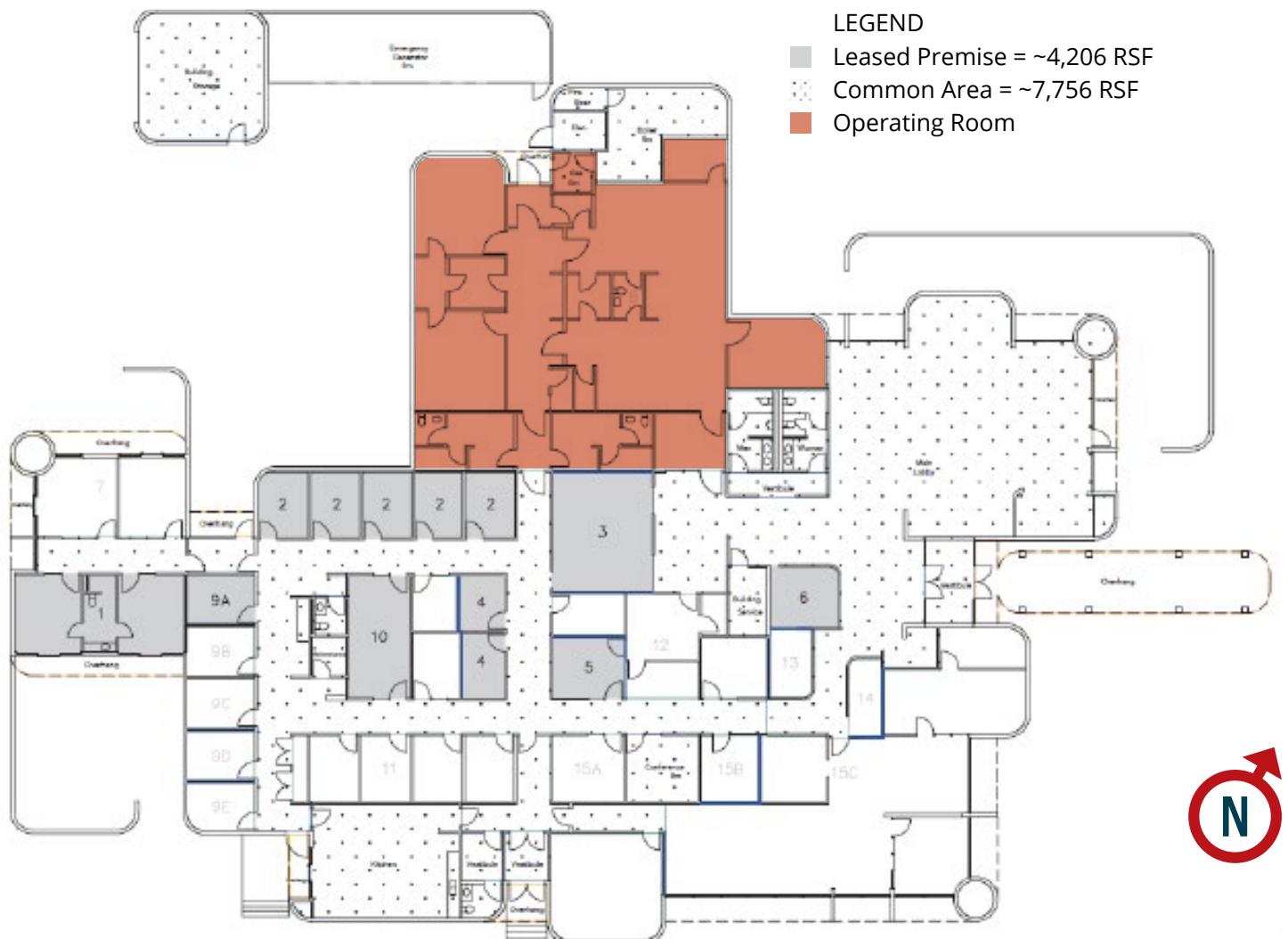
PROPERTY HIGHLIGHTS

- Three major hospitals within 2 miles
  
- **Surgery Center** within building is fully licensed, accredited ambulatory surgery center which is Joint Commission Certified (www.jointcommission.org)
- Supply constrained submarket (both existing product and development sites)
- Excellent south metro demographics: Located in high income, stable submarket sought after by tenants/users in the southern Denver Metro





FLOOR PLAN



BROKERAGE TEAM

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