



Multi-Tenant Office/Retail Building

PROPERTY OVERVIEW

Building Size:	4,352 SF
Lot Size:	0.29 Acres
Year Built/Renovated:	1965/2021
Zoning:	C-A, Littleton
Parking Ratio:	3.5/1,000 SF

PROPERTY FEATURES

- Beautifully remodeled office/retail property
- Two private suites and four executive office spaces available with access to common kitchen
- 24 hour access
- WiFi included, single-story, private entrances
- Located two blocks from Main Street
- Patio space available
- Flexible lease terms

For more information, please contact:

ERIC SHAW

Vice President

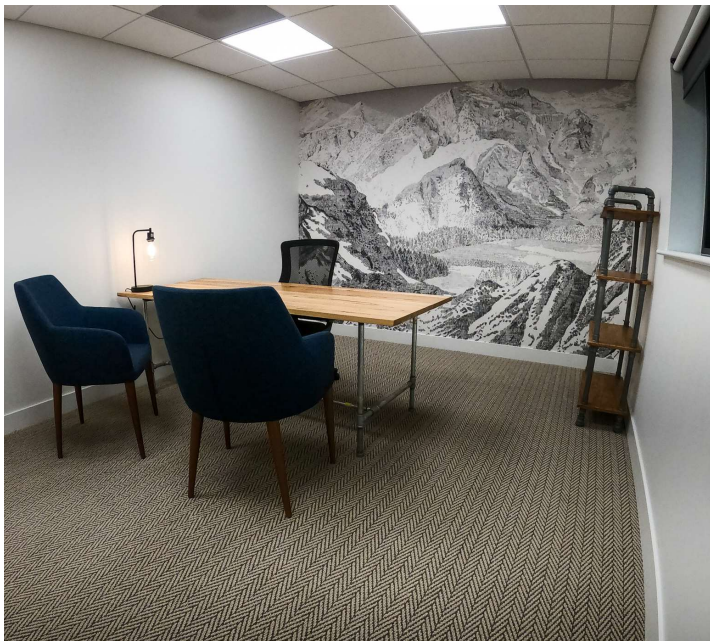
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FOR LEASE

5524 S PRINCE STREET
LITTLETON, CO 80120



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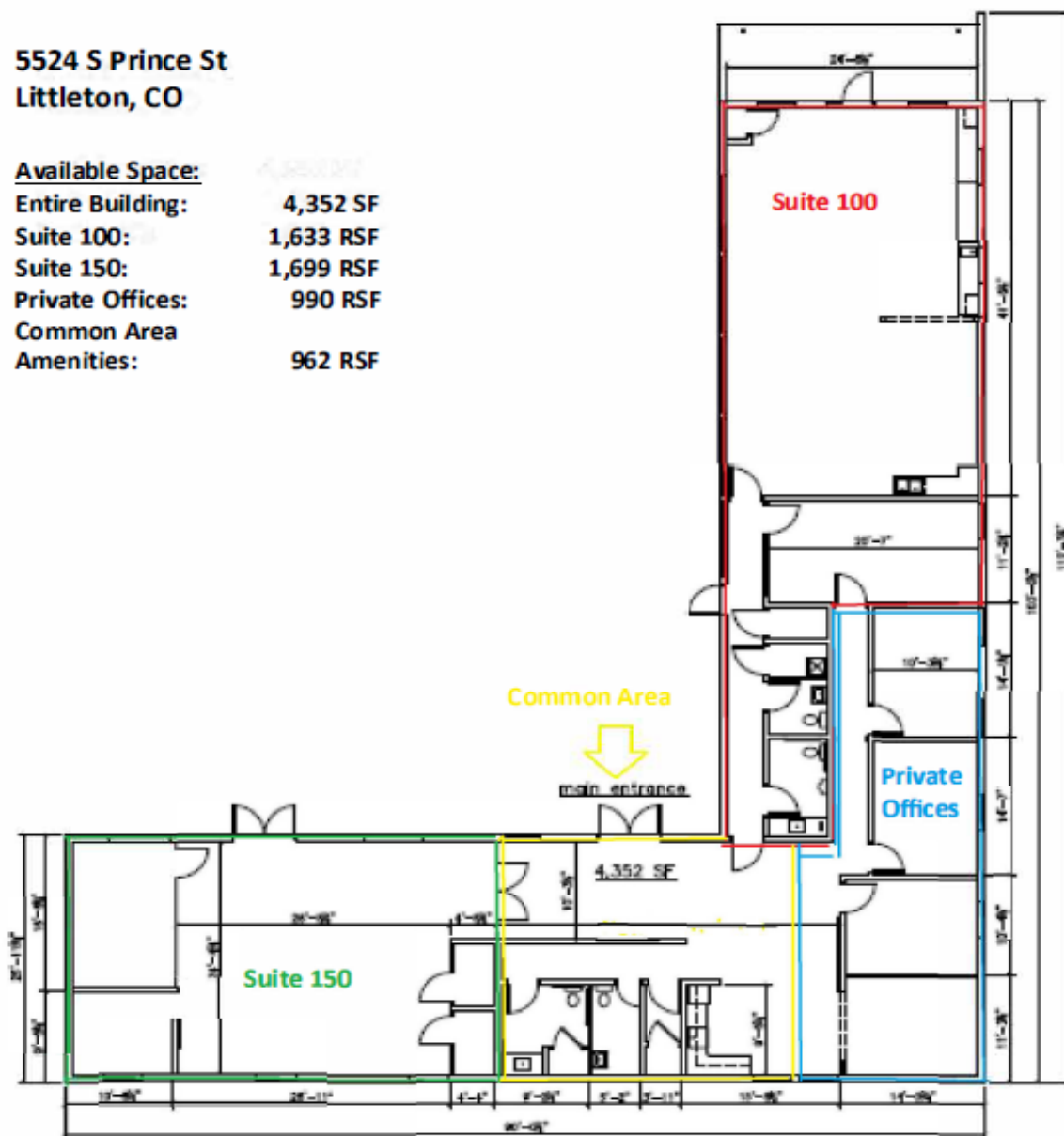
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**5524 S Prince St
Littleton, CO**

Available Space:

Entire Building:	4,352 SF
Suite 100:	1,633 RSF
Suite 150:	1,699 RSF
Private Offices:	990 RSF
Common Area	
Amenities:	962 RSF



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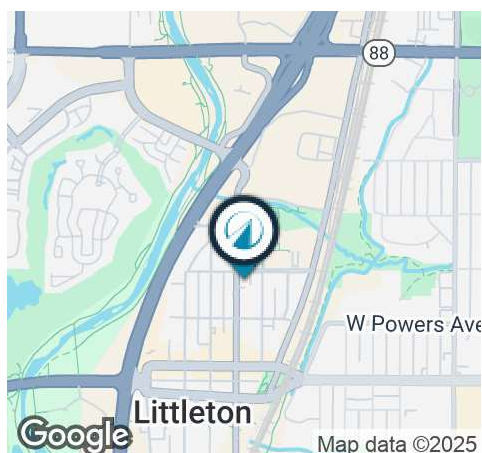
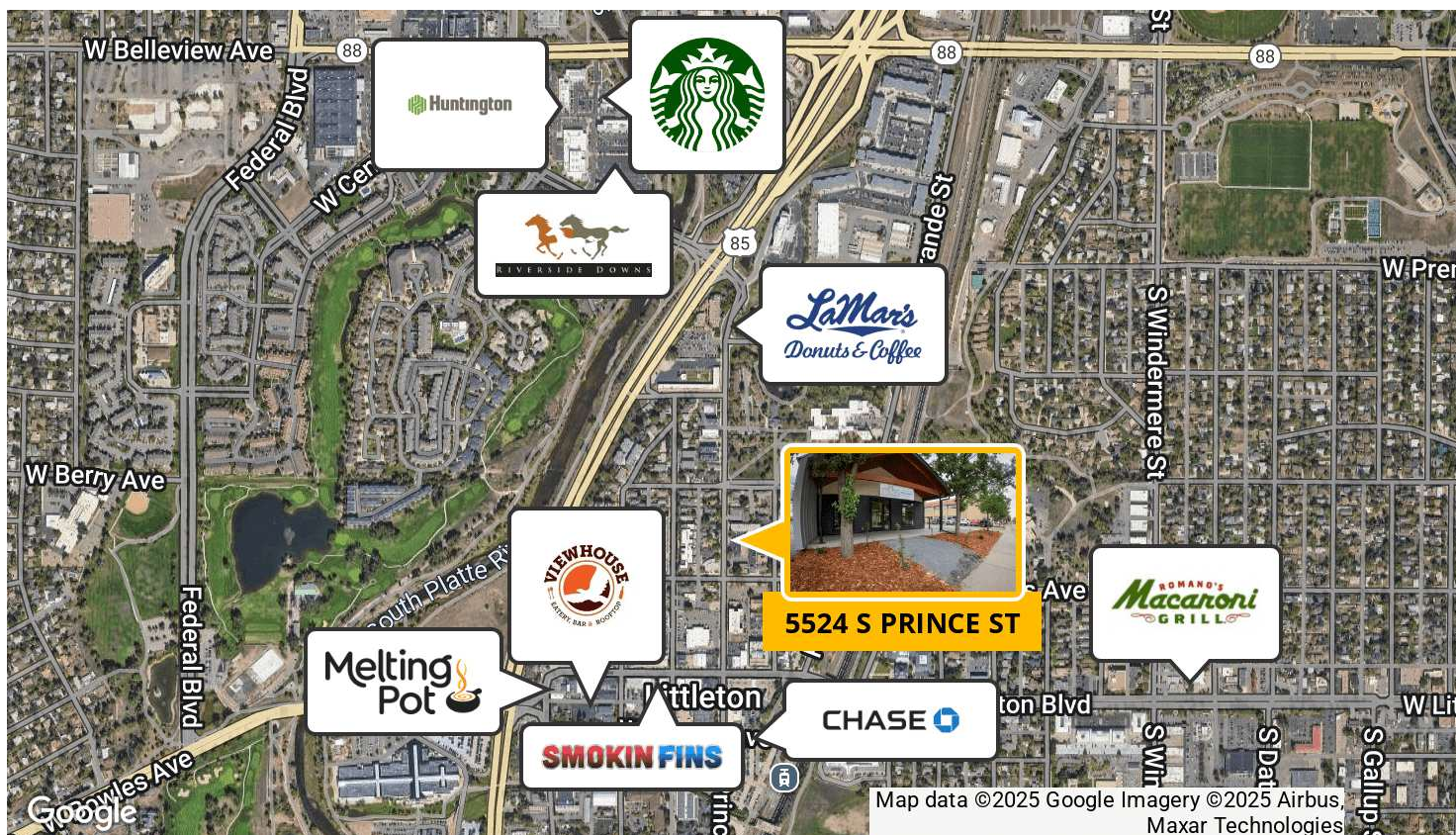
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AREA DEMOGRAPHICS:



Population

1 Mile	13,021
3 Mile	95,400
5 Mile	273,975



Households

1 Mile	6,460
3 Mile	40,102
5 Mile	111,305



Average HH Income

1 Mile	\$99,519
3 Mile	\$129,510
5 Mile	\$133,055

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