



Office/Industrial SPACE FOR LEASE

1500 WEST CAMPUS DRIVE

Littleton, CO 80210

Positioned in the heart of SouthPark's 130-acre master-planned business community, 1500 W Campus Drive presents an exceptional opportunity for companies seeking a high-functioning space in a thriving commercial corridor. This newly updated and fully remodeled building features fresh interior and exterior paint, upgraded flooring, and enhanced power infrastructure, offering a turnkey environment for businesses ready to grow and thrive in one of the region's most dynamic business hubs.

The property combines high-clearance warehouse functionality with well-finished office areas, ample parking, and convenient access to major transportation routes across the Denver Metro area.

**DANNY
POMIRCHY**

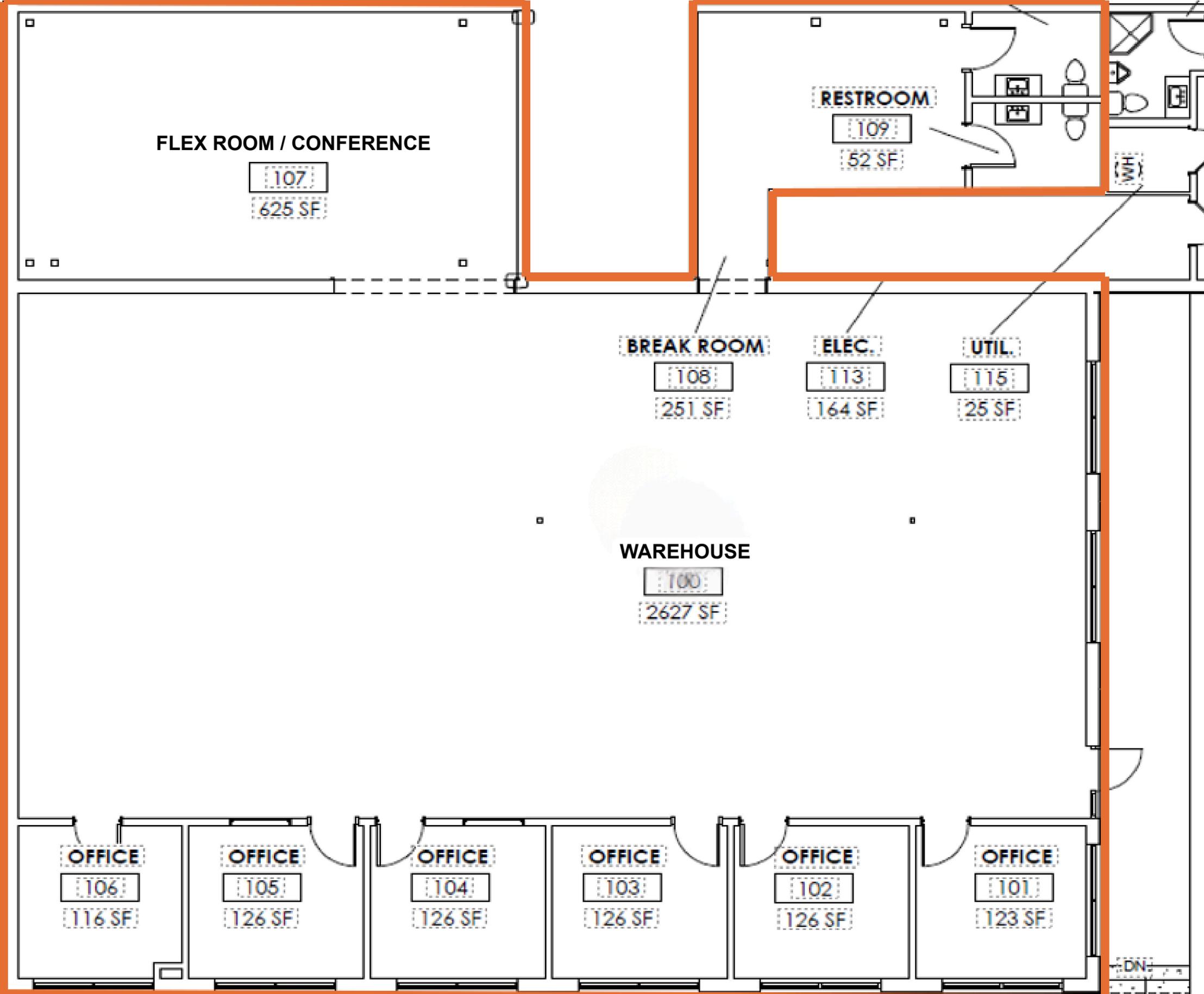
720.454.8027

dpomirchy@pmgdevelop.com

MATT KUNTZ

720.460.1003

mkuntz@pmgdevelop.com



4799 SF available | Office + Warehouse

LEASE INFORMATION:

RSF: 4,799 RSF

LEASE TYPE: NNN

RENT: \$18/RSF

TERM: Negotiable

Year Renovated: 2025

1500 W Campus Drive offers a highly functional office and warehouse suite designed for flexibility and efficiency. The layout includes six private offices, a large open area suited for collaborative work or light production, and a warehouse section connected directly to the main space.

With a dedicated break room, restroom, and utility rooms, this self-contained suite supports both administrative and operational needs within a modern, accessible business environment. A 10 ft overhead drive-in door can be added to the premises with favorable lease terms.



Location & Proximity

- C-470: ≈ 2.5 mi / 7 min**
- Santa Fe Dr (US-85): ≈ 1 mi / 3 min**
- Downtown Littleton + RTD: ≈ 5 min**
- Denver Tech Center: ≈ 20 min**
- Denver International Airport: ≈ 35 mi**

ASPEN GROVE SHOPPING CENTER



THE MARKET AT SOUTHPARK



1500 W Campus Dr



Children's Hospital Colorado South...

AMC Highlands Ranch 24

HIGHLANDS RANCH SHOPPING CENTER



Property type:
Flex/Office/Industrial

Total building size:
32,860 SF

Parking Ratio:
1.7/ 1,000 SF

Year Built:
2000

1500 W Campus Drive is a professionally managed, single-story flex building designed for operational ease and a clean, corporate image.

The site provides efficient drive-up access, a balanced tenant mix, and reliable infrastructure for daily business operations.

- Concrete tilt-up construction with modern façade.
- Wide drive aisles and multiple access points.
- Professionally landscaped and maintained grounds.
- Strong mix of office, flex, and light-industrial users in SouthPark.





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