

Lincoln Business Center

8000 S. Lincoln St. | Littleton, CO 80122

Office / Warehouse Space Available

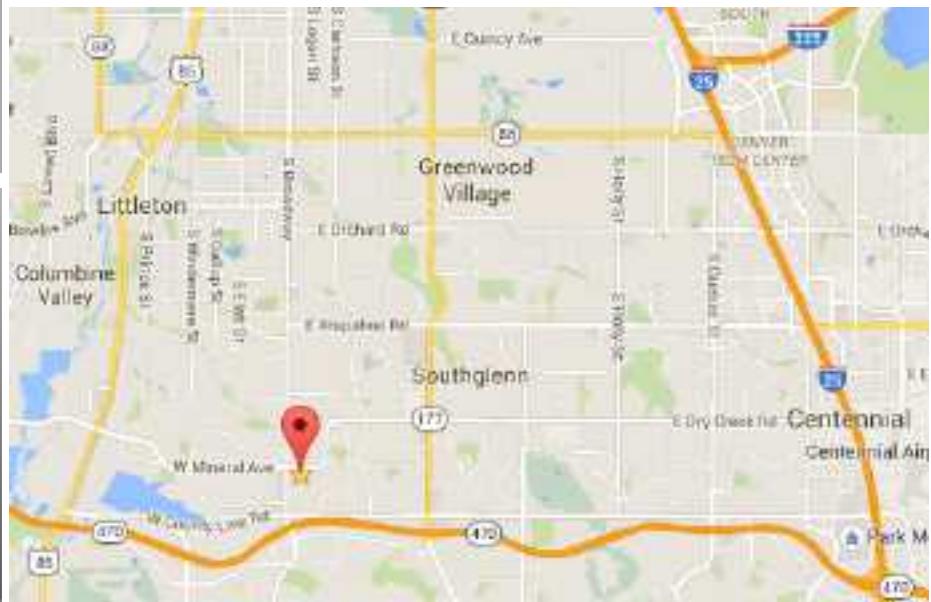


Highlights:

- Mountain Views
- Outstanding location- 1/2 mile from C-470 & Broadway
- Signage and Visibility from Lincoln St.
- Next to Littleton Adventist Hospital
- Close to Littleton Village
- Local Ownership and Management

Building Information:

- Building Type: Office/Flex (office/retail/warehouse)
- Built: 1981
- Construction: Tilt-up (Twin-T) and Brick
- Power: 3 Phase (120/208v)
- Building Size : 56,631 sf
- Sprinkled: Yes
- Parking: 4:1,000 (some covered)
- City/County: Littleton/Arapahoe
- Zoning: PDI-Planned Development Industrial



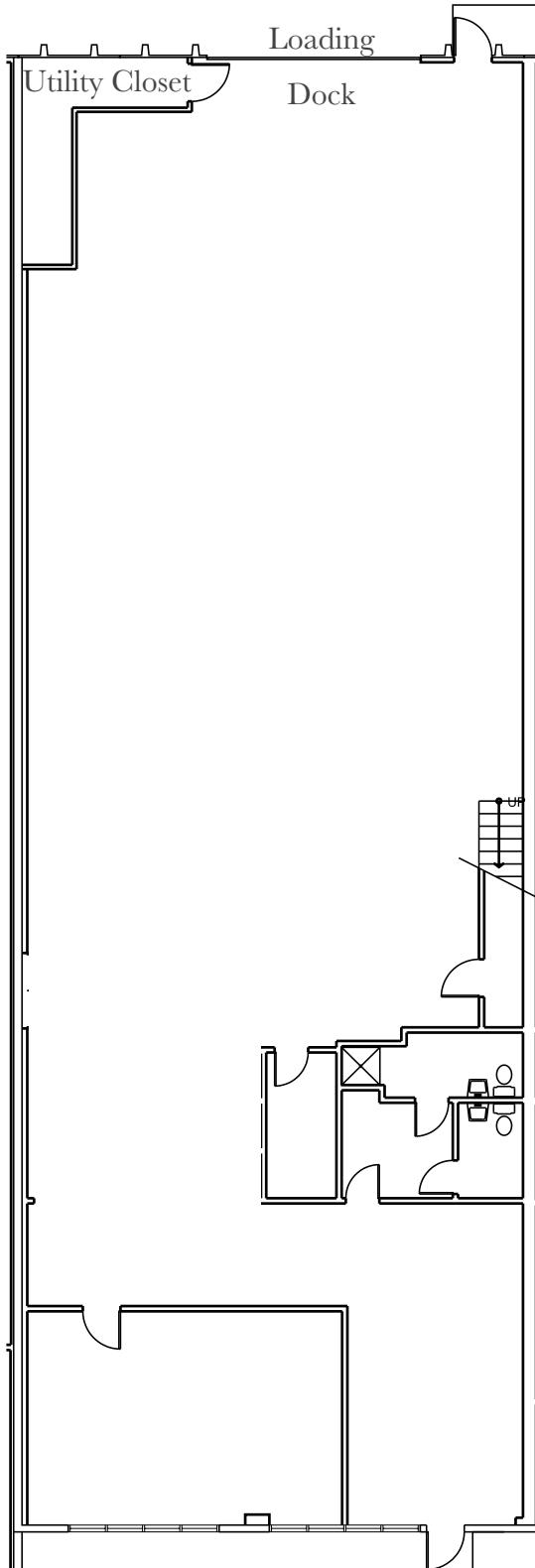
WC JOHNSON
INVESTMENT | DEVELOPMENT | MANAGEMENT

747 Sheridan Blvd. #7D,
Lakewood, CO 80214
Office: (720) 350-4680
Becky DeLorenzo
Cell: (720) 320-7688

Office/Warehouse Space

Availability:

- ▶ Suite 3: 4,651 sf
 - ▶ Office: 1,072 sf
 - ▶ Warehouse: 3,579 sf
- ▶ Lease Rate: \$14.50/sf/yr
- ▶ NNN's: \$5.09/sf/yr
 - (based on 2024 estimates)
- ▶ Space Highlights:
 - ▶ 2 Private restrooms (one shower)
 - ▶ Private office/conference room
 - ▶ Welcoming reception/showroom
 - ▶ Storage room
 - ▶ Mezzanine
 - ▶ Truck height loading
 - ▶ Covered parking available



For More Information Contact:

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