

861 Southpark Drive #100

FOR SALE


Flex: Office and Warehouse


 **861 Southpark Drive #100**
Littleton, CO 80120

Position your business in the highly coveted Southpark Business District, just off the Broadway and C-470 intersection and next to the upcoming mixed-use development, Mineral Place. This property offers modern office space paired with a large warehouse, providing a full-service office and distribution/storage facility. Available for sale or lease. Please contact for more information and tours.




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PROPERTY INFORMATION

Price	\$2,060,000
Size	7,093 SFT (3,438 Office / 3,655 Warehouse)
Fire Suppression	Sprinkled Wet
Year Built	2006
HVAC	Forced Air
Parking	Non-designated parking
Operating Costs	Taxes: \$37,478 (2025) HOA: \$1,700

PROPERTY HIGHLIGHTS

- Unique flex space central to desirable suburban communities like Highlands Ranch, Littleton and Centennial
- Contemporary and well kept office space
- Full service warehouse space with one drive- in and one dock door
- Easily accessible: off the C-470 and Broadway intersection; 2 miles from the Mineral RTD station
- Long term value proposition with the upcoming Mineral Place development underway



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DEMOGRAPHICS

Source: CoStar 2026

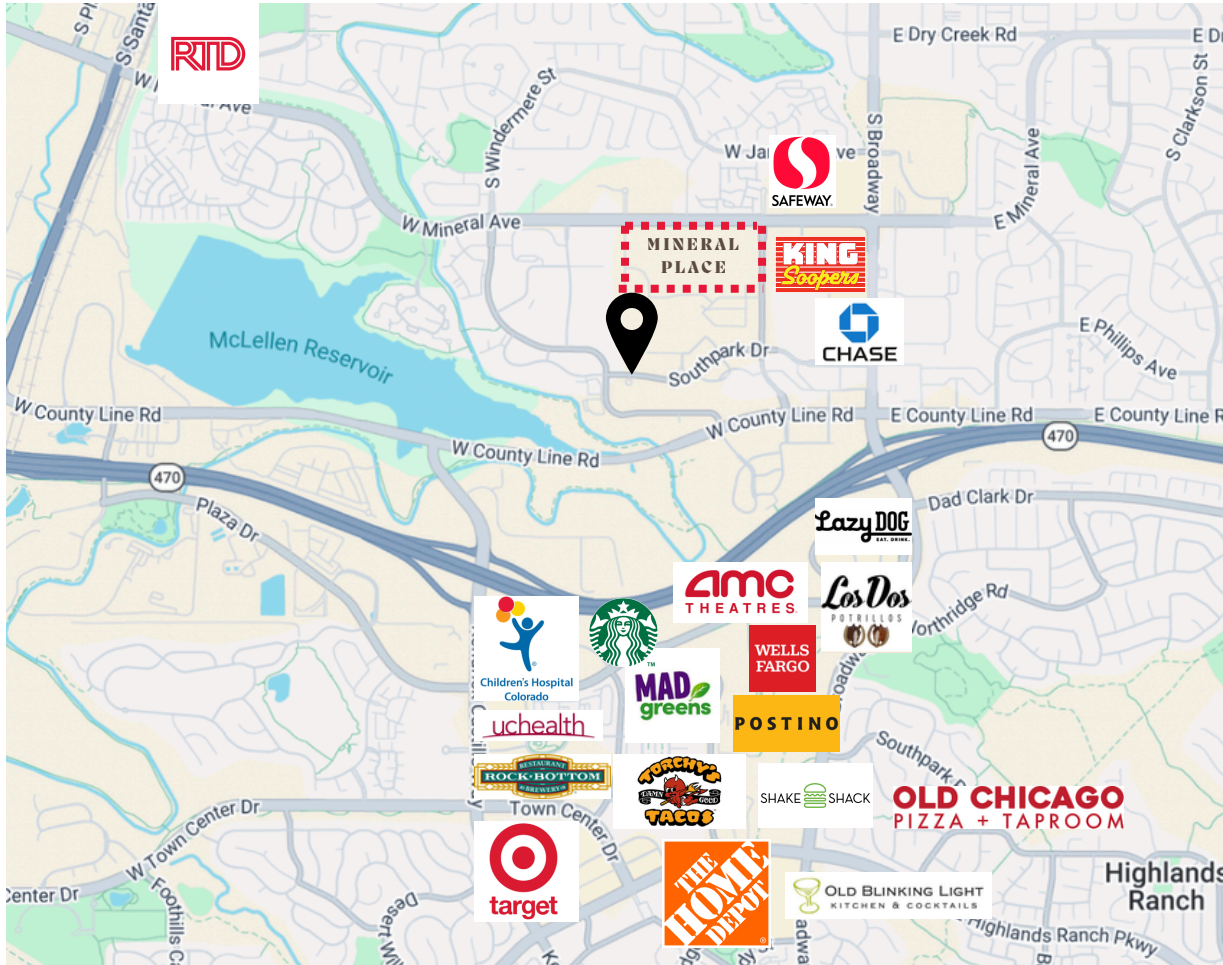
	1 Mile	3 Miles
 Population	6,845	102,506
 Households	3,094	41,321
 Median Household Income	\$113,577	\$126,615
 Daytime Employees	15,520	42,065

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LOCATION



MINERAL PLACE DEVELOPMENT

Mineral Place is a transformative 63-acre redevelopment project, reimagining a long-vacant industrial site into a vibrant mixed-use destination. The revitalized development will feature a 370-unit luxury apartment community, nine small retail stores, a Costco Wholesale with a 32-pump gas station, and potential restaurants to bring new energy, housing, and economic opportunity to the area. Anticipated completion: November 2026.

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Property Photos



1,111



*Square footage numbers are BOMA measurements with a common area factor. All information is considered reliable but not guaranteed.

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Property Photos



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Office Floorplan



TOTAL: 3357 sq. ft

1st floor: 1616 sq. ft, 2nd floor: 1741 sq. ft

EXCLUDED AREAS: WORKSHOP: 3555 sq. ft, WALLS: 243 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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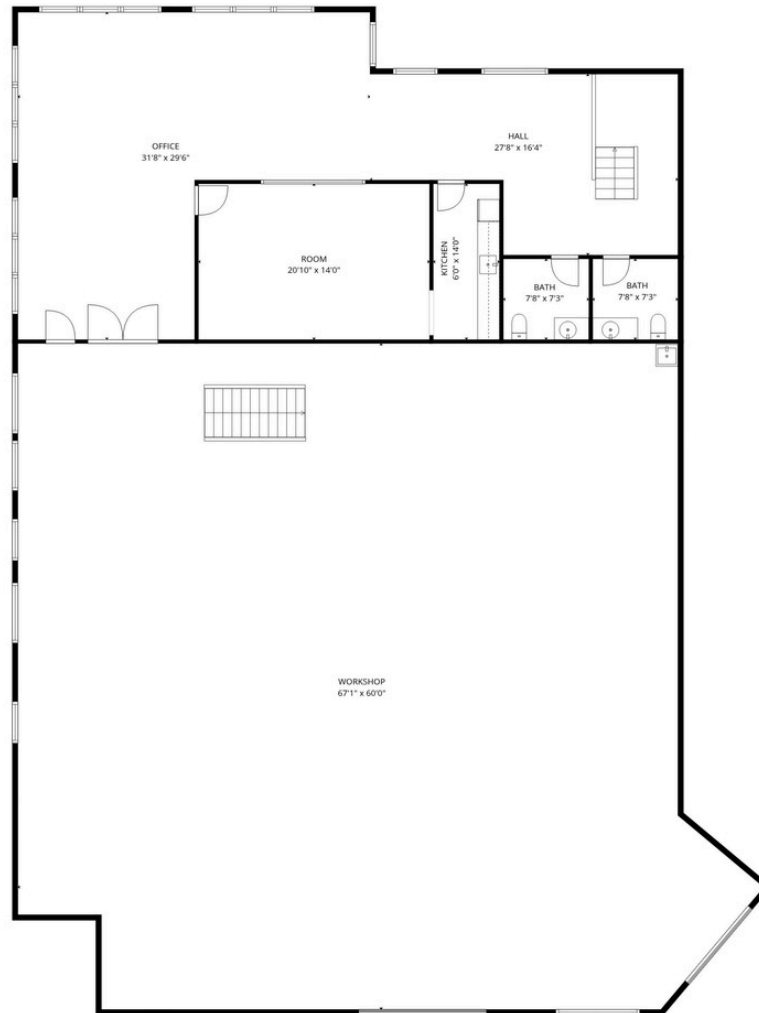
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Warehouse Floorplan



TOTAL: 3357 sq. ft

1st floor: 1616 sq. ft, 2nd floor: 1741 sq. ft

EXCLUDED AREAS: WORKSHOP: 3555 sq. ft, WALLS: 243 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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