

FOR LEASE

20 W DRY CREEK CIR LITTLETON, CO 80120



Medical Office for Lease in Littleton

LEASE RATE: \$15.00 SF/YR (NNN)

PROPERTY OVERVIEW

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	14,906 SF
Available SF:	4,000 SF
Lot Size:	59,677SF
Year Built:	1999
Property Tax:	\$51,052

PROPERTY FEATURES

- Monument Signage
- Coinvent access to C-470
- Turnkey condition
- Located with the Highline Professional Center

For more information, please contact:

GREG TITUS

Vice President

303.962.9540

GTitus@PinnacleREA.com

JOE OWSTON

Associate Advisor

303.396.2663

|Owston@PinnacleREA.com

GLENN BIGSBY IV, DO

Senior Advisor 720.710.5049

GBigsby@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203 303.962.9555 | www.pinnaclerea.com



FOR LEASE

20 W DRY CREEK CIR LITTLETON, CO 80120



For more information, please contact:

GREG TITUS

Vice President 303.962.9540 GTitus@PinnacleREA.com **JOE OWSTON**

Associate Advisor 303.396.2663 |Owston@PinnacleREA.com **GLENN BIGSBY IV, DO**

Senior Advisor 720.710.5049

GBigsby@PinnacleREA.com

Pinnacle Real Estate Advisors

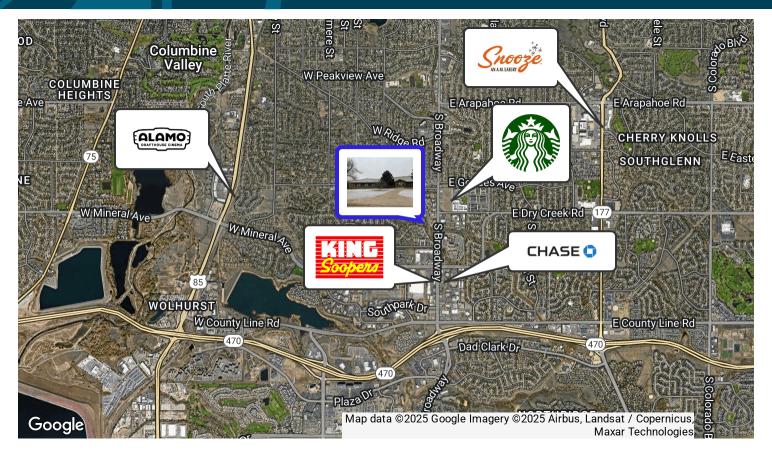
One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclerea.com

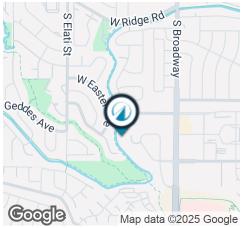
© 2025 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.



FOR LEASE

20 W DRY CREEK CIR LITTLETON, CO 80120





AREA DEMOGRAPHICS:





1 Mile 472 3 Mile 2,949 5 Mile 11,982



Households

1 Mile17113 Mile1,16235 Mile4,8065



Average HH Income

1 Mile \$166,624
3 Mile \$165,425
5 Mile \$150,773

For more information, please contact:

GREG TITUS

Vice President Associa 303,962,9540 303,39

GTitus@PinnacleREA.com

JOE OWSTON

Associate Advisor 303.396.2663

JOwston@PinnacleREA.com

GLENN BIGSBY IV, DO

Senior Advisor 720.710.5049

GBigsby@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclerea.com