

LEASE

Littleton Medical Arts Building

8340 SANGRE DE CRISTO RD.

Littleton, CO 80127

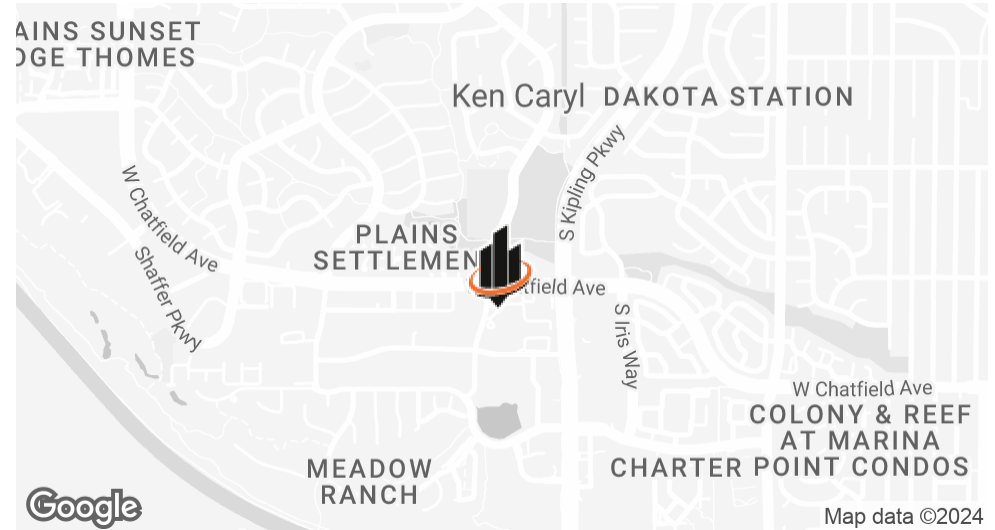
PRESENTED BY:

ELIZABETH LEDER

O: 720.575.9109

liz.leder@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (Full Service)
AVAILABLE SF:	546 SF - 4,778 SF
LOT SIZE:	2.14 Acres
BUILDING SIZE:	19,247 SF

PROPERTY DESCRIPTION

Step into the future at 8340 Sangre de Cristo Rd, where a new owner has ushered in a wave of enhancements since 2022. This transformation includes a suite of improvements and a commitment to providing tenant improvement (TI) dollars, allowing businesses to personalize their space. With multiple medical offices available for lease, this is an opportunity for medical office or any other office user to create a space that fits its needs. A unique feature is the availability of storage units in the basement, while the ample parking ensures convenience for both tenants and guests. Tenants can also explore the opportunity for building signage, adding another layer of visibility and distinction to this exceptional building.

PROPERTY HIGHLIGHTS

- Recently updated by new owner in 2022
- Motivated Landlord
- Tenant improvement (TI) dollars available
- Opportunity for building signage

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ADDITIONAL PHOTOS

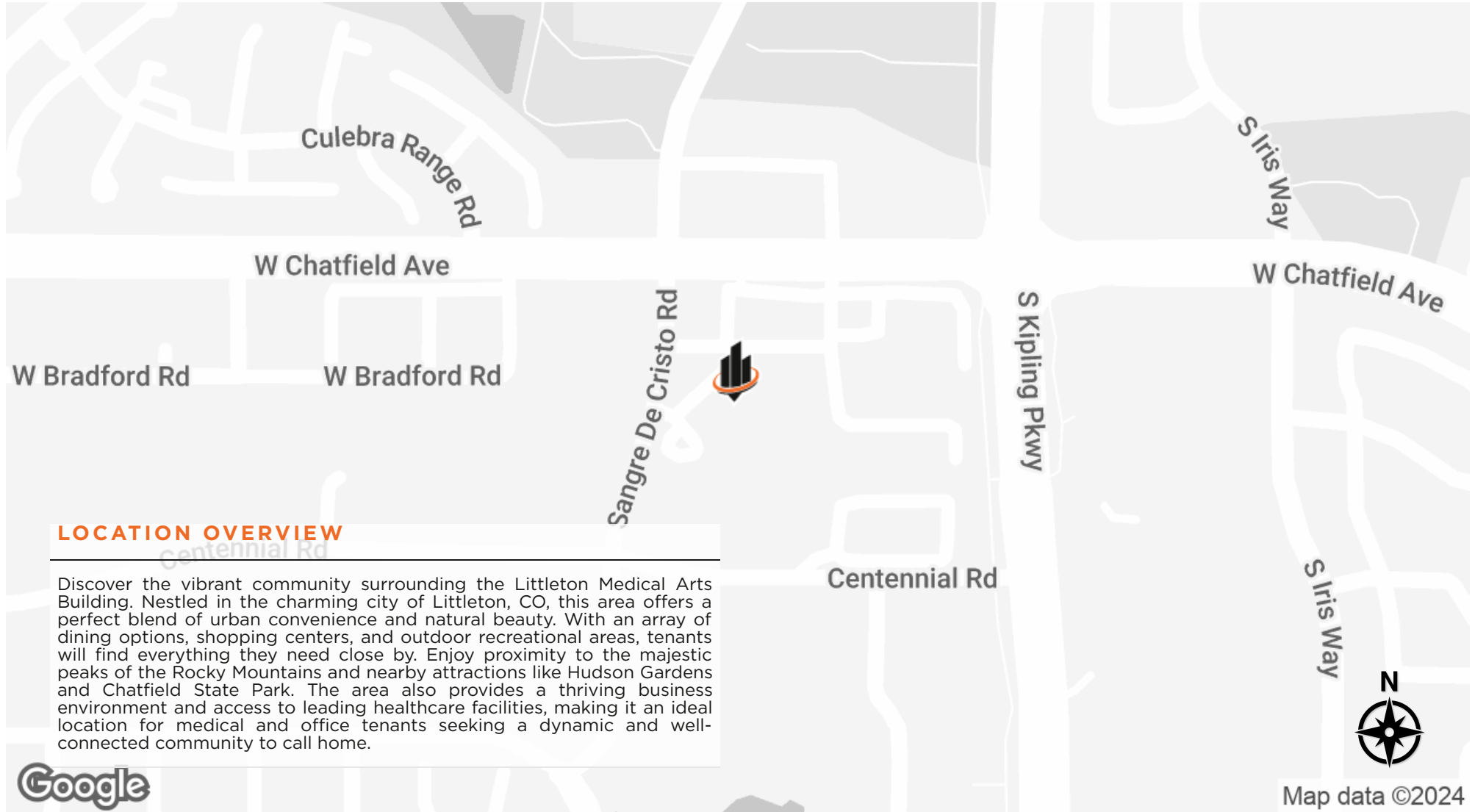


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LOCATION MAP



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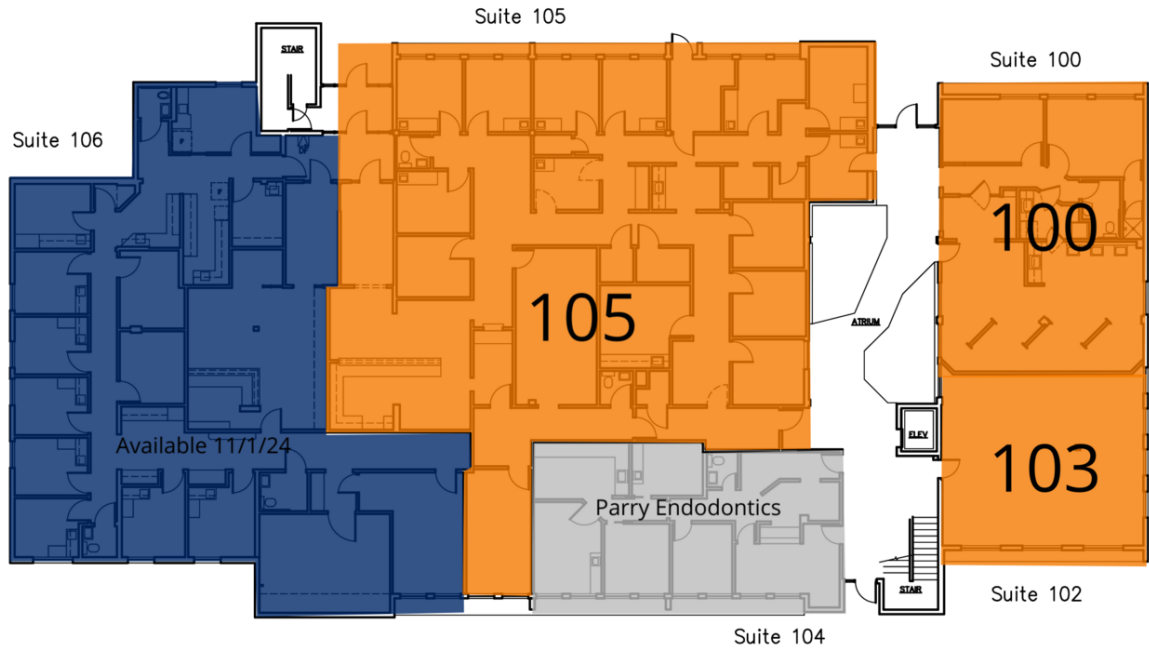
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PLANS

LEGEND

Available
Available Soon
Unavailable



LEASE INFORMATION

LEASE TYPE:	Full Service
TOTAL SPACE:	546 - 4,778 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$30.00 SF/yr

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PLANS

AVAILABLE SPACES

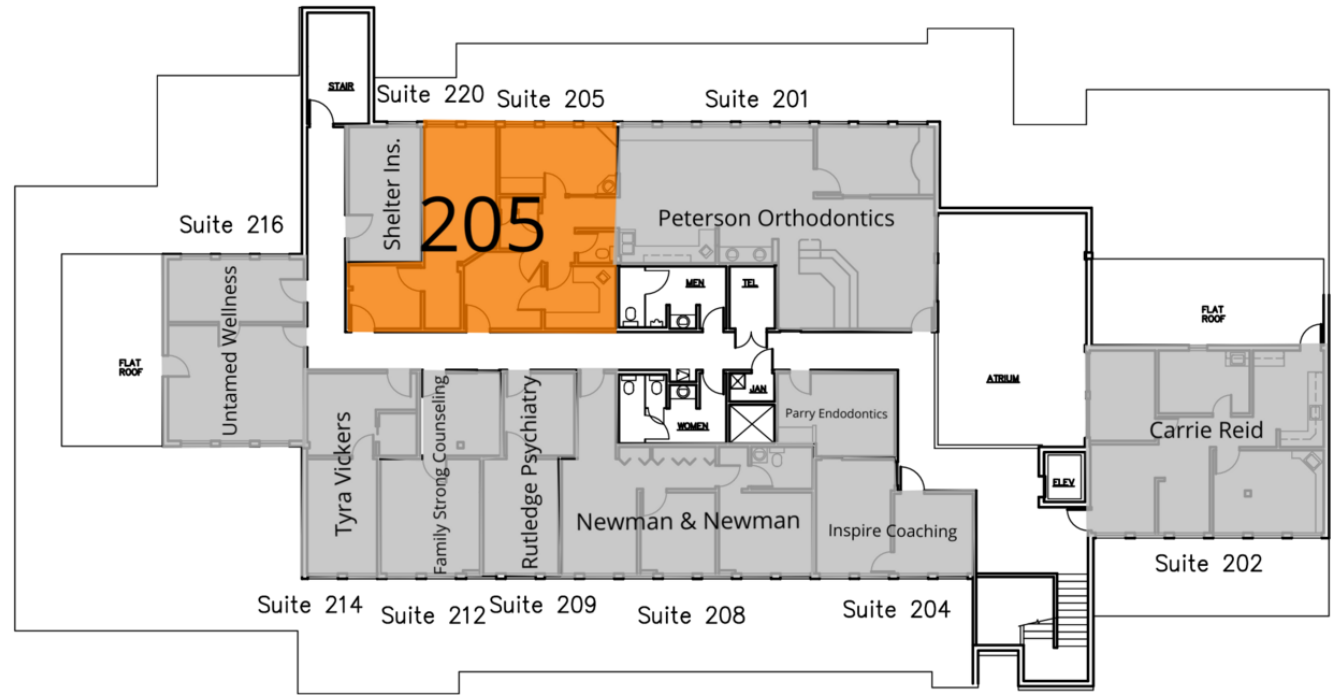
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
105	Available	4,778 SF	Full Service	\$30.00 SF/yr	Potential Doctor's Office, Med Spa, Etc.. - This space has a minimum of 14 sinks and Landlord is willing to provide a TI Budget to redesign and update the space! This space can potentially be demised into a smaller offices.
100	Available	1,640 - 2,576 SF	Full Service	\$30.00 SF/yr	Office off of the Main Entrance - Can be combined with Suite 103 - This space is located off of the main, updated lobby. Formerly a medical aesthetics space, it would work well for other medical uses or a regular office space. Landlord is willing to provide a TI budget for a redesign and updating of the space.
103	Available	936 - 2,576 SF	Full Service	\$30.00 SF/yr	Former Postal Shipping Location - Can be Combined with Suite 100 - This space was formerly a kitchen showroom. It can easily be combined with Suite 100 and more sinks and bathrooms could be added into the space as well. Landlord is willing to provide a TI allowance to redesign and update the space.
206	Parry Endodontics	174 SF	Full Service	-	-
106	Available Soon	3,778 SF	Full Service	\$30.00 SF/yr	Currently operating as a pediatrician's office. Tenant is growing and this move-in ready space can be yours! Available 11/1/24

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PLANS



LEGEND

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TOTAL SPACE:	546 - 4,778 SF	LEASE RATE:	\$30.00 SF/yr

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PLANS

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
205	Available	546 SF	Full Service	\$30.00 SF/yr	Great space for small professional office user.
201	Peterson Orthodontics	1,480 SF	Full Service	-	-
202	Carrie Reid	938 SF	Full Service	-	-
204	Inspire Coaching & Co.	273 SF	Full Service	-	-
206	Parry Endodontics	174 SF	Full Service	-	-
208	Newman & Newman	635 SF	Full Service	-	-
209	Rutledge Psychiatry	336 SF	Full Service	-	-
212	Family Strong Counseling	414 SF	Full Service	-	-
214	Tyra Vickers	386 SF	Full Service	-	-
216	Untamed Wellness LLC	314 SF	Full Service	-	-
220	Shelter Insurance	224 SF	Full Service	-	-

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

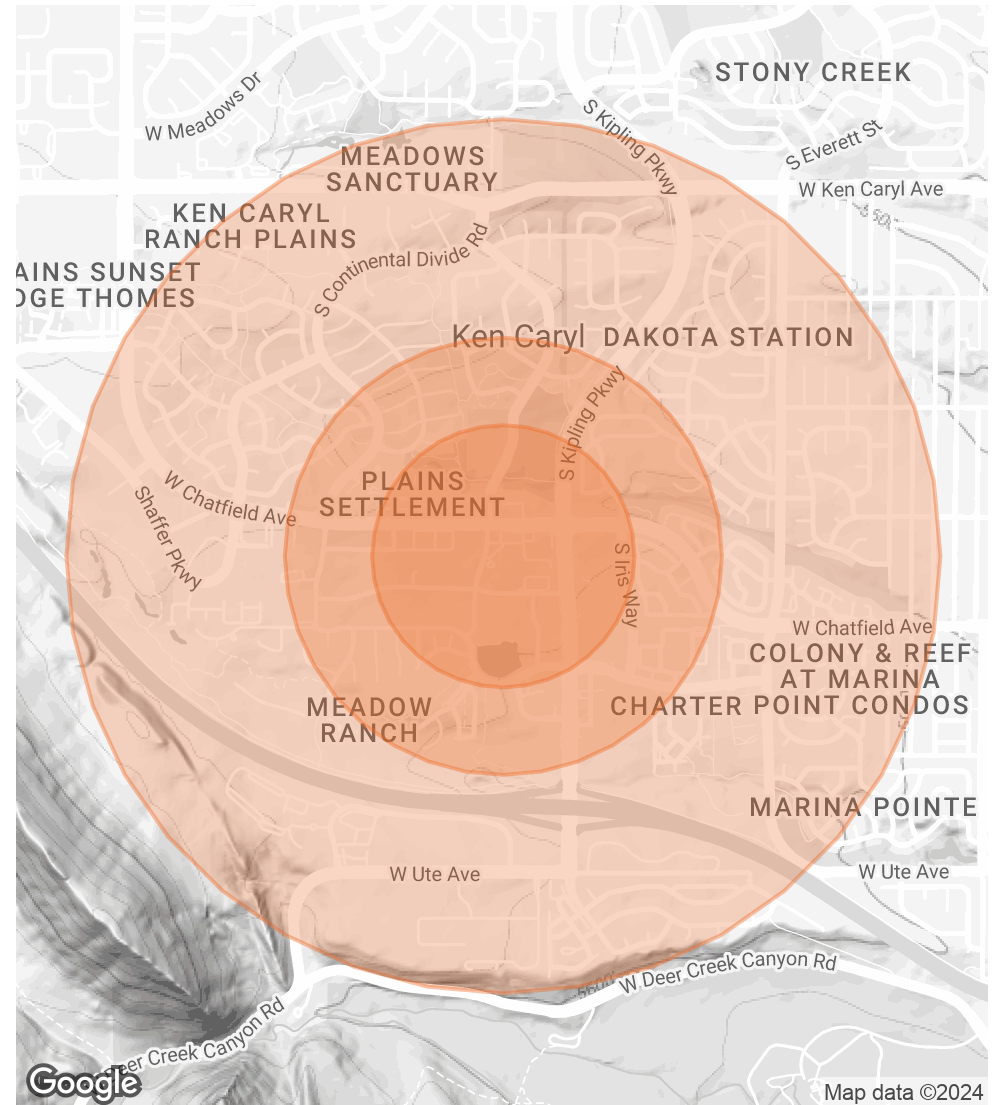
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	287	3,655	11,681
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	106	1,705	4,964
# OF PERSONS PER HH	2.7	2.1	2.4
AVERAGE HH INCOME	\$173,393	\$131,134	\$142,364
AVERAGE HOUSE VALUE	\$665,260	\$570,050	\$639,116

Demographics data derived from AlphaMap



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