

FOR LEASE

3,250-8,700 SF Office Space Available

1460 W. Canal Ct

Littleton, CO 80120



Specifics:

- 3,250, SQ FT main level
- 5,450 SF garden level
- \$14/SF modified gross
- Floor to ceiling glass
- Modern finishes
- Private updated bathrooms
- Convenient location
- Abundant Parking

Property Summary:

- 1460 W Canal Court is an excellent, freestanding building located in a covenant-controlled business park, providing businesses with a strong corporate image and prominent monument signage.
- Two spaces available; one main level (3,250 SF) and one garden level (5,450 SF) that could easily be connected.
- The upstairs office suite can be leased mostly furnished with like-new Herman Miller cubicles or empty. The interior layout features a newer upgraded office build-out with large open bullpen and space for a conference/training room, private perimeter offices, separate private entrance. With two private restrooms and a shower in unit it's an active employee's dream.
- The garden level unit boasts a beautiful view of the Highline Canal and two separate entrance doors. Floor to ceiling glass, decent size perimeter offices, large men and women's separate bathrooms and a nice size galley are all features not often found.
- 1460 W Canal Court is ideal for medical, counseling, general office, engineering, software development, sales, or any similar use.
- Easily accessible in the southwestern Denver metro region, conveniently located just off C-470 and S Broadway, reaching W County Line Road and S Santa Fe Drive in seconds. views of the Rockies.
- Covenant controlled business park, excellent corporate identity with signage.

Contact:

Kathy Tourney

Broker

303-246-1110

katourney@gmail.com



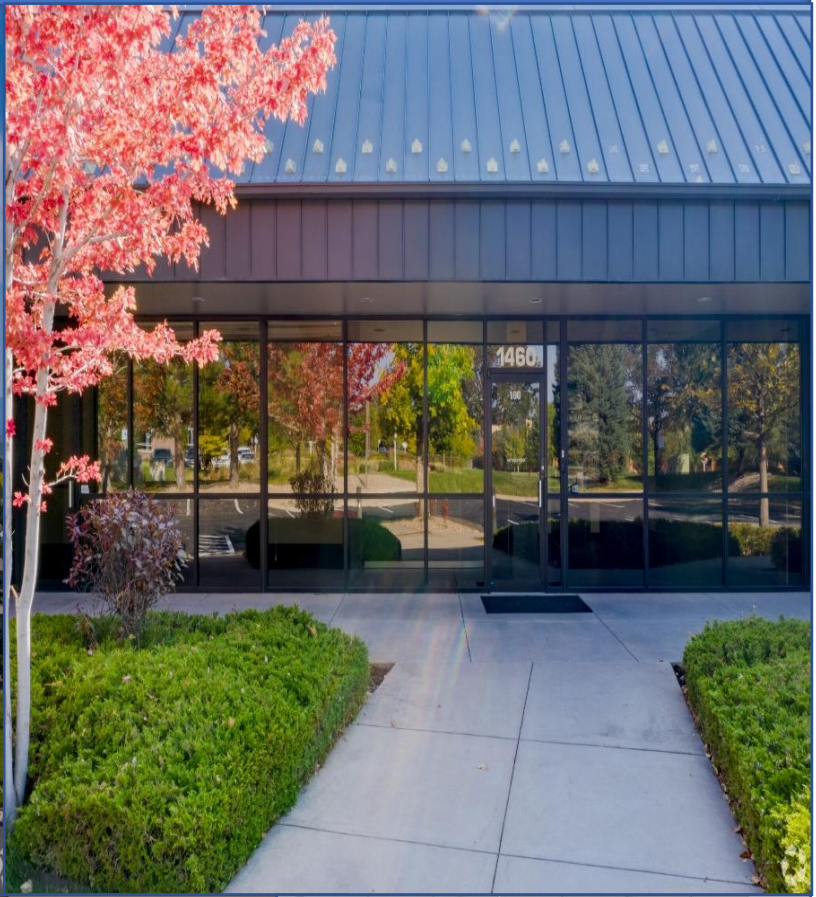
Dallas W. Tourney Inc

7961 Shaffer Parkway

Littleton, CO 80127

303-761-3501

1460 W. Canal Ct. Littleton, CO 80120-Main level Office Space (3,250 SF)



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Garden Level (5,450 SF)



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