

**INDUSTRIAL SPACE  
FOR LEASE**

# Southwest Business Center

**8100 SOUTHPARK WAY | BUILDINGS A, B & C | LITTLETON, CO 80120**



## Highlights

- > Rare large block flex/office space in southwest submarket
- > Can accommodate a wide range of size requirements, ranging from 3,148 SF to 16,628 SF
- > Flexible layout opportunities
- > Variety of office finish levels

**Accelerating success.**

### BUILDING INFORMATION & AVAILABILITIES

	BLDG. A	BLDG. B	BLDG. C
Available:	A10 - 6,771 SF A2* - 3,751 SF A3* - 3,842 SF <i>*Can be Combined for 7,593 SF.</i>	12,204 SF	15,222 SF
Office:	TBD	85%	25% - 100%
Base Rent:	\$8.50/SF - \$11.00/SF NNN	\$8.50/SF - \$11.00/SF NNN	\$8.50/SF - \$11.00/SF NNN
2016 NNN:	\$2.94/SF	\$2.94/SF	\$2.94/SF
Clear Height:	9'-6" Office 16'-10" Warehouse	16'-10"	9'-6" Office 16'-10" Warehouse
Sprinklered:	Yes/Wet	None	Yes/Wet
Zoning:	PID	PID	PID
Parking:	3:1,000	3:1,000	3:1,000
Loading:	One (1) Grade Level	One (1) Dock High, Two (2) more possible	Three (3) Grade Level

**LEASED**

T.J. SMITH, SIOR  
303 283 4576  
tj.smith@colliers.com

MATT KEYERLEBER  
720 284 7100  
matt.keyerleber@colliers.com



Southwest Business Center  
8100 Southpark Way  
Buildings A, B & C  
Littleton, CO 80120

## Contact Us

COLLIERS INTERNATIONAL  
DENVER  
4643 South Ulster Street  
Suite 1000  
Denver, CO 80237  
MAIN +1 303 745 5800  
FAX +1 303 745 5888

[www.colliers.com](http://www.colliers.com)

