

south broadway medical

7261 SOUTH BROADWAY | LITTLETON, CO 80122



for lease

\$6-\$14/RSF MG

Located 5 minutes north of C-470 with excellent exposure on busy South Broadway, the South Broadway Medical Center serves residents of Littleton, Centennial, Highlands Ranch, Englewood, Greenwood Village, Cherry Hills Village and other surrounding communities. The easily accessible location and an abundance of surrounding rooftops make this an ideal space for a tenant seeking a central South Metro locate with exceptional medical co-tenancy and attentive property management.

property features

Available: 2,967 SF (lower level suite)

Year Built: 2002

Parking: +/- 35 Free Surface Spaces

Access: Signalized

property description



building amenities:

- Workout Room with Showers & Lockers
- Staff/Common-Area Kitchen
- Conference Room/Staff Lounge
- Suite & Lobby Identity Signage

suite 13-L

- 2,967 RSF
- \$0/SF NNN!!*

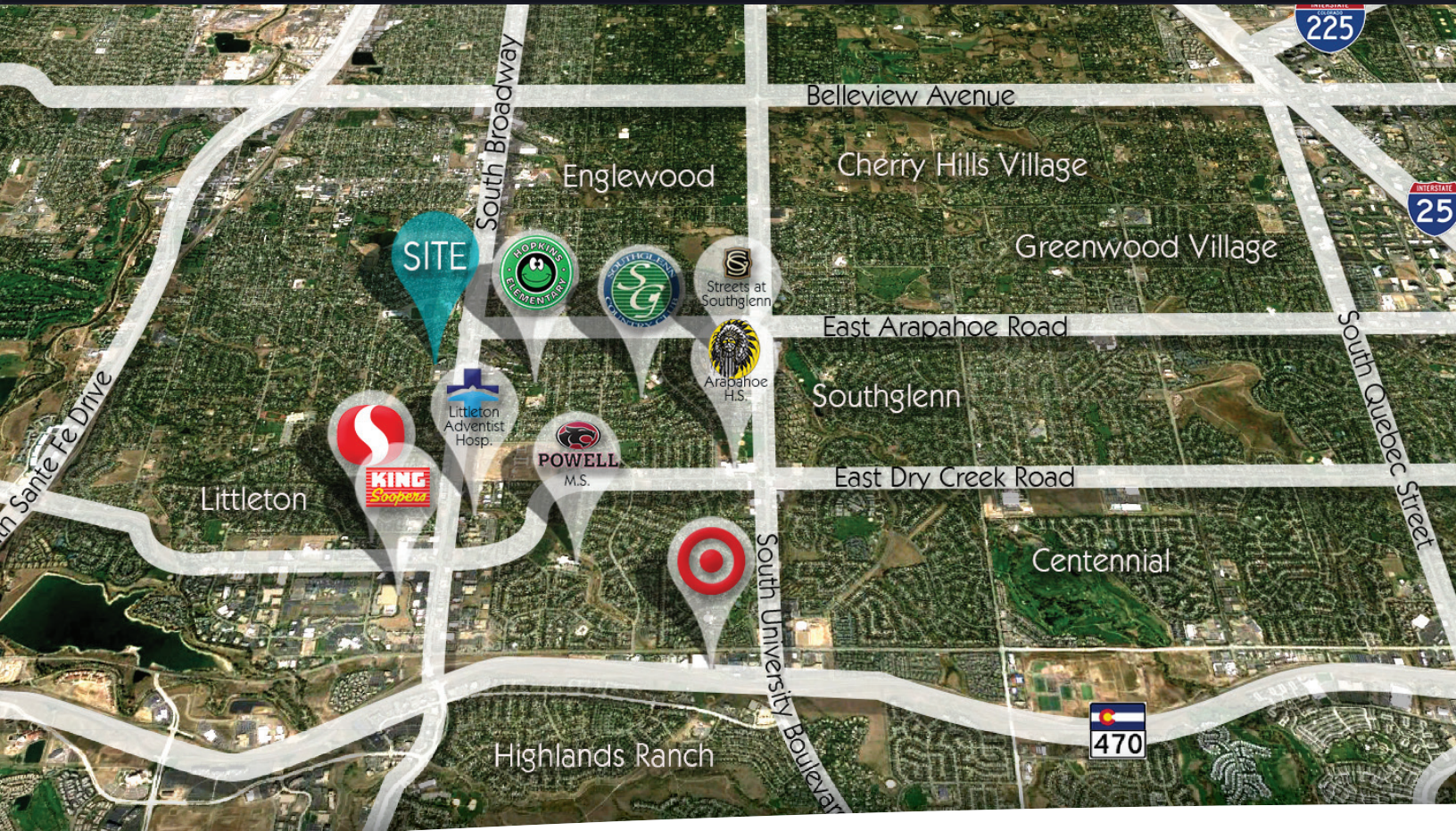
**Base rent ((tenant will still pay expenses - \$6.50) for the first 2 years of a 5 year lease. Based on tenant using space as is - unfinished shell.*

customize your build

Shell space ready for customized tenant build-out.



location highlights



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nearby hospitals



1 Mile



3 Miles



5 Miles



5 Miles

demographics

	1 Mile	3 Miles	5 Miles
Population	13,075	99,145	275,302
Households	5,168	41,569	109,850
Average Household Income	\$96,298	\$99,131	\$111,806
Average Age	41.8	40.9	39.6

costar, 2017