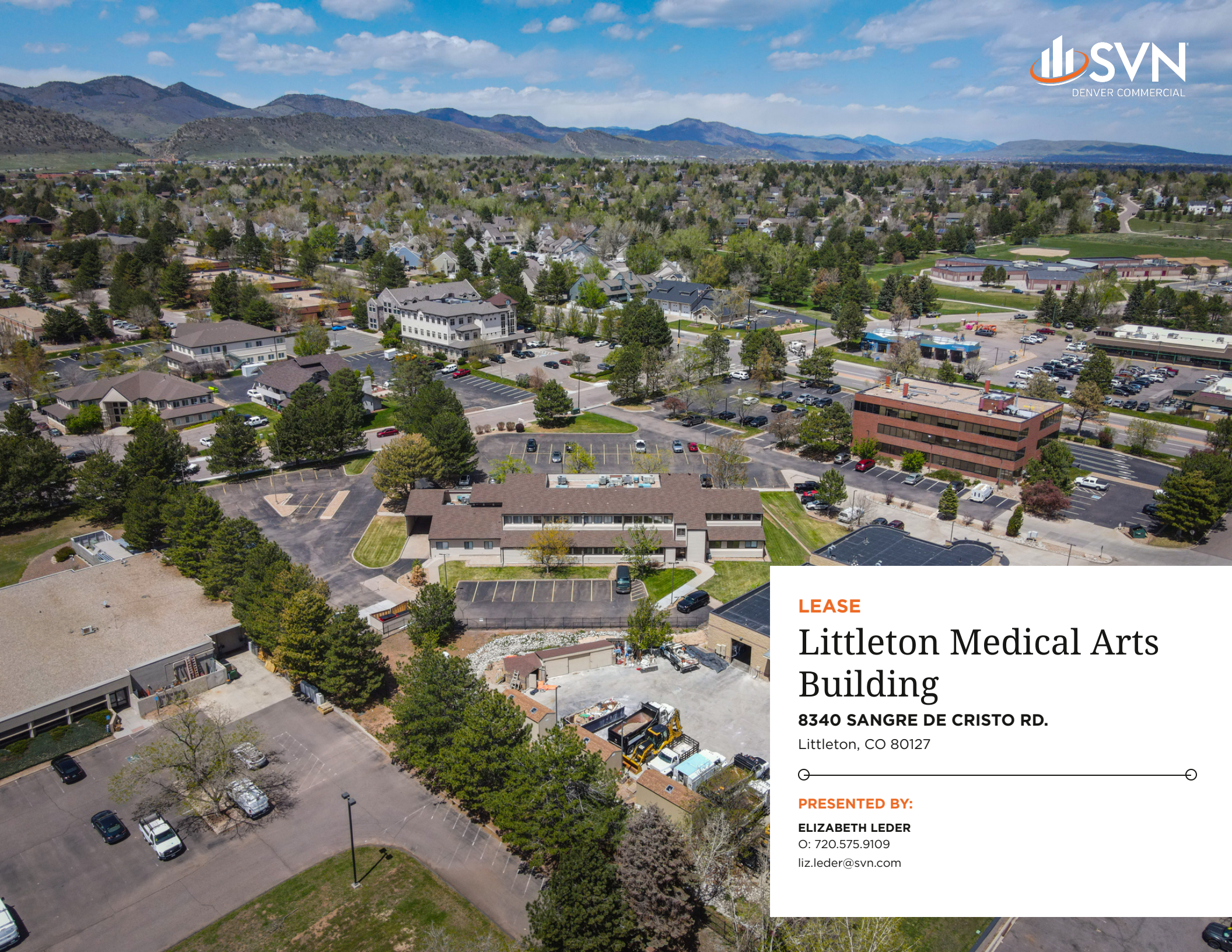




LEASE

Littleton Medical Arts Building

8340 SANGRE DE CRISTO RD.

Littleton, CO 80127



PRESENTED BY:

ELIZABETH LEDER

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PROPERTY SUMMARY



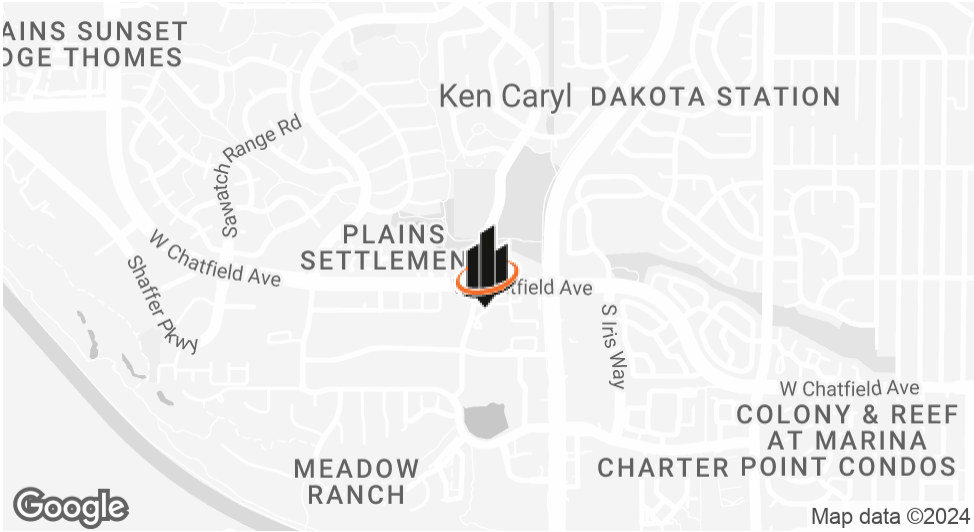
PROPERTY DESCRIPTION

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. The property’s former pediatrics office boasts 14 sinks, and all offices offer easy installation options for sinks and bathrooms. 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 space.

OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (Full Service)
AVAILABLE SF:	546 - 4,778 SF

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PROPERTY HIGHLIGHTS

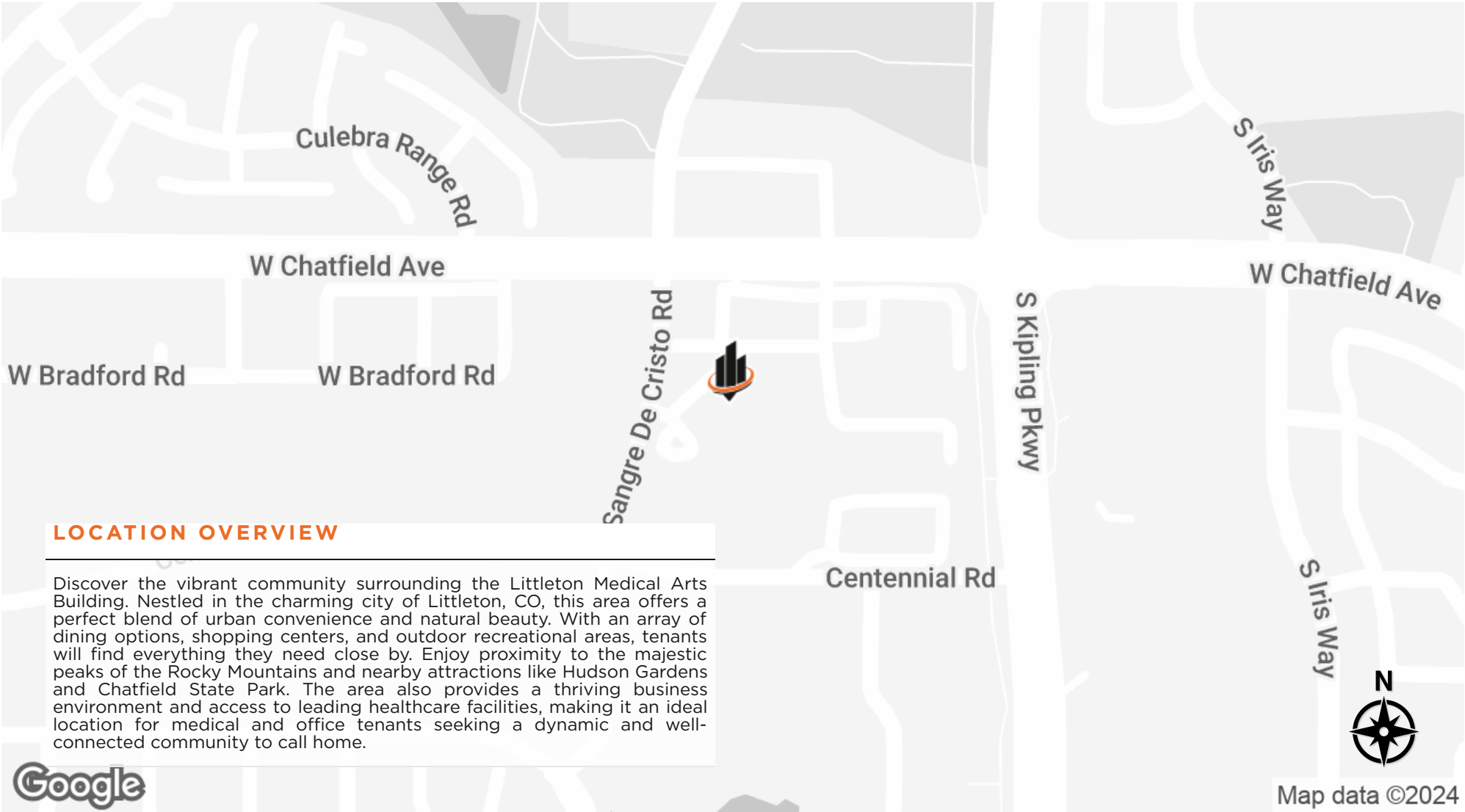
- Recently updated by new owner in 2022
- Tenant improvement (TI) dollars available
- Easily adaptable for in-suite sinks and bathrooms
- Storage units available in the basement
- Ample parking for tenants and guests
- Potential for building signage
- Modern facilities and amenities
- Convenient access to major transportation routes
- Professional landscaping and inviting common areas

ADDITIONAL PHOTOS



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LOCATION MAP



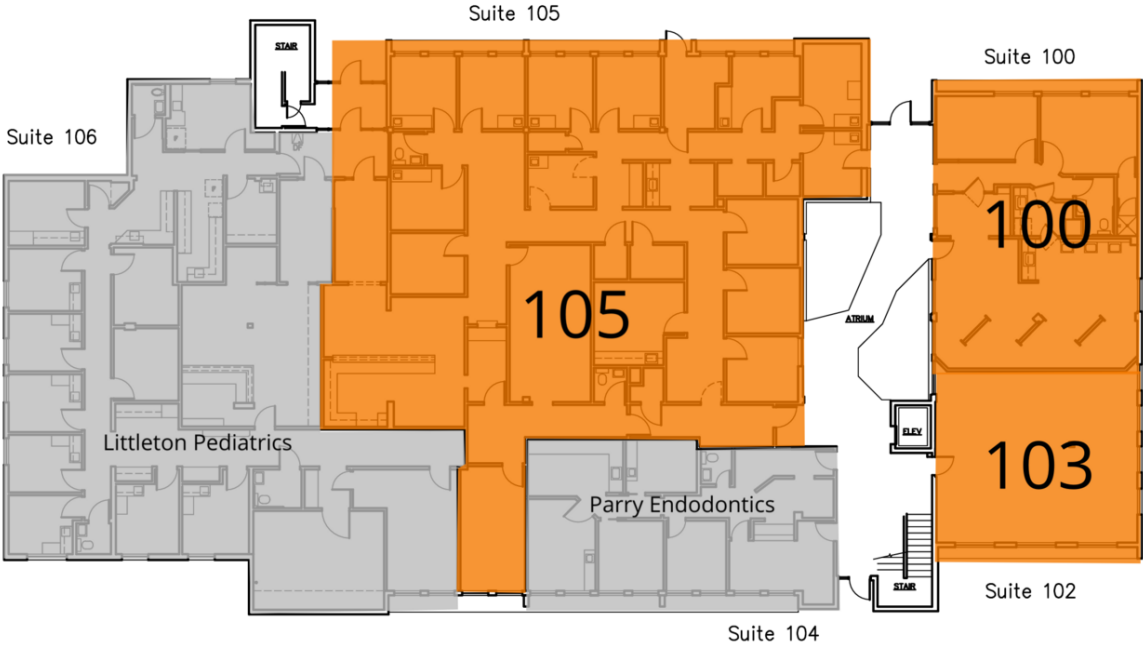
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PLANS

LEGEND

Available

Unavailable



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	546 - 4,778 SF	LEASE RATE:	\$30.00 SF/yr

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PLANS

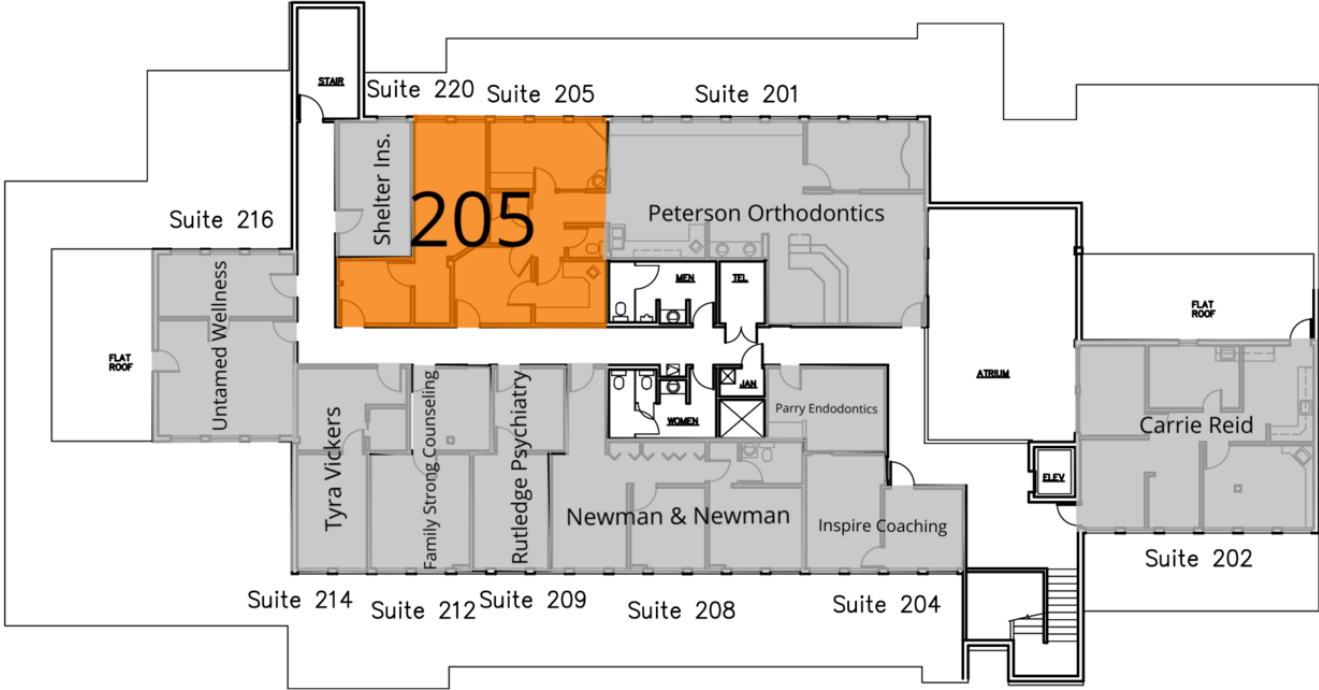
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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 of 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	Littleton Pediatrics	3,778 SF	Full Service	-	-

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PLANS



LEGEND

Available
Unavailable

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
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	Unavailable	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

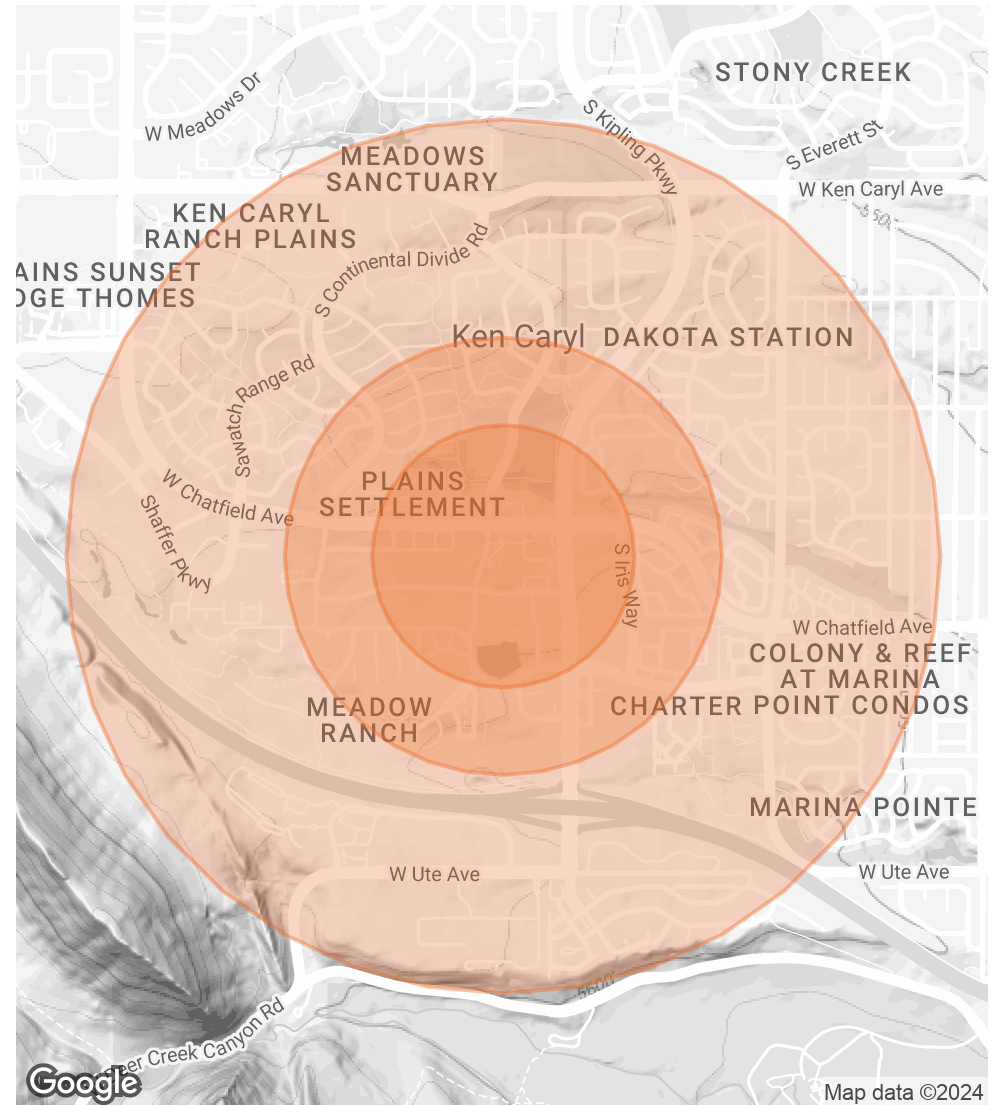
TOTAL POPULATION	287	3,655	11,681
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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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