

Second Floor 2,010 - 8,415sf Medical Office Space Now Available For Lease

991 Southpark Drive, Littleton, Colorado 80120



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Class A Medical Office Space Available

Price Range: \$19 psf to \$27 psf
with a triple net lease

Class A Medical Office Building

Zone Classification: IP/PL-O

991 Southpark Drive is located in the Ridge at Southpark in Littleton, Colorado, a district comprising of a mix of professional healthcare-related industries and other high-end corporations. Its distinctive exterior architecture lends itself well in offering a strong individual tenant identity.

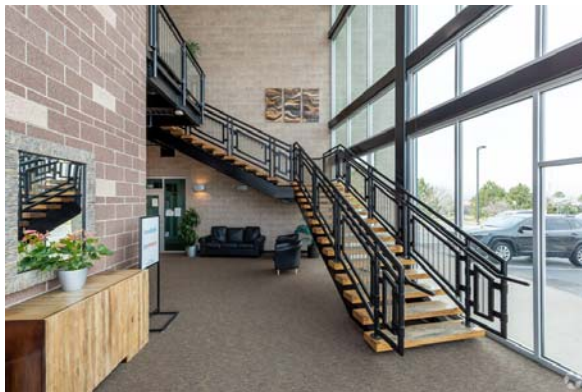
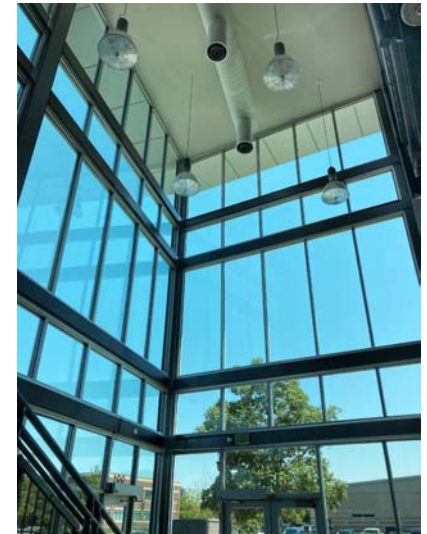
Recently, an opportunity has opened to lease a 2nd floor from 2,010 - 8,415 sq ft space with an option to lease around 4,000 sf with extensive natural lighting and near access to C-470. Rare today, this space is a gray shell waiting for a tenant build-out specific to your needs. The building offers ample parking, an elevator, and wheelchair accessibility.

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- ▶ Stylish Class A medical office building
- ▶ Ample parking, elevator, wheelchair accessibility
- ▶ Dense area of medical/healthcare-related facilities
- ▶ C-470 nearby for easy access to and from property

Please don't hesitate to connect with one of our professional brokers for more information.

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Disclaimer: all business entities (health, medical or otherwise) are only approximations as to each respective location



01 Denver Headache and Spine Center
02 Life Care Center of Littleton
03 Arne Wellness Center
04 TTM Technologies
05 Belco Credit Union
06 Lockheed Martin

07 Woodhouse Spa - Littleton
08 Rocky Mountain Gastro
09 South Denver Cardiology Associates
10 Cor Medical at CenturyLink in Littleton
11 Surgery Center of Colorado
12 Damiano Richard MD Eye Consultants

13 Southpark Animal Clinic
14 Apnea & Breathing Clinic - Littleton
15 Invision Sally Jobe
16 UHealth Family Medicine - Littleton
17 Bionuu
18 First Bank

19 SimonMed Imaging - Littleton
20 Planned Parenthood Littleton Health Center
21 Chase Bank
22 Littleton Adventist Hospital

991 Southpark Drive, a part of the Southpark business district, rests within an area that over the many years has become a highly respected community of corporations that have grown here as well as its primary focus on the extensive healthcare and medical-related clinics, facilities, and practices.

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