

# Two Second Floor Class A Medical Office Spaces Now Available for Lease

**Suite 201** 2,010 sf | **Suite 200** 6,405 sf | 991 Southpark Drive, Littleton, CO 80120



*Property Landlord offers  
Broker Incentive*

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## Class A Medical Office Space Available

**Price Range:** \$17.00 psf - \$23.00 psf  
with a triple net lease

***Landlord is offering a  
strong TI package for new tenants***

**Range of Space:** 2,010 sf - 6,405 sf  
**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.

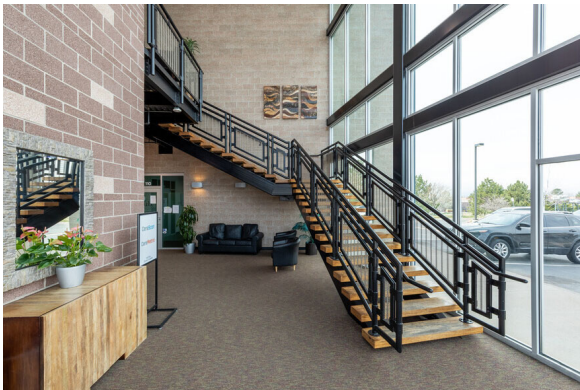
**Two contiguous spaces available for lease: Suites 200 (6,405 sf) finished and 201 (2,010 sf) gray shell for tenant build-out**, both with extensive natural lighting. The building is near access to C-470, has ample on-site parking, an elevator, and is wheelchair accessible. Please call one of our brokers for additional information.

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weststar



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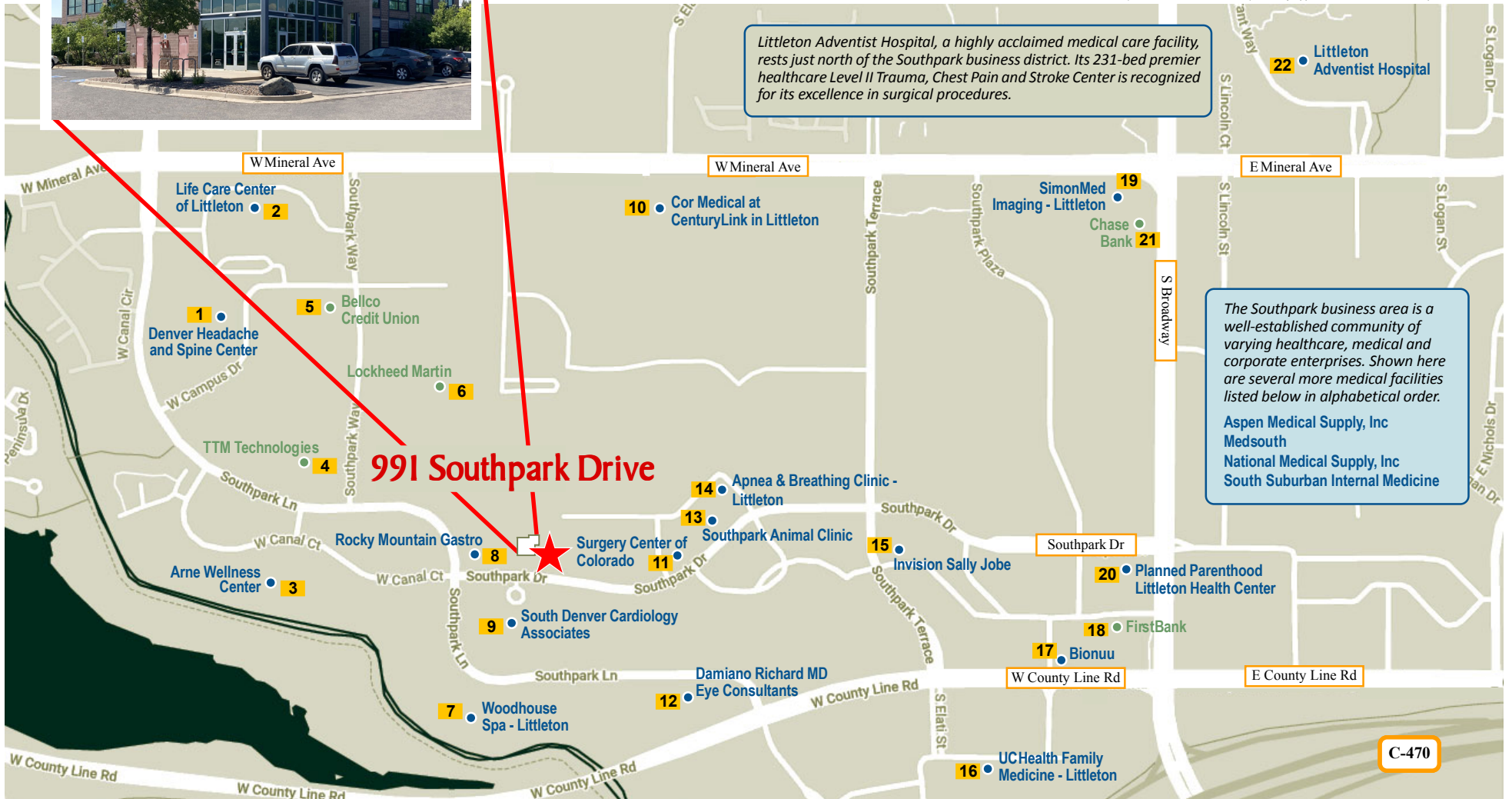
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Disclaimer: all business entities (health, medical or otherwise) are only approximations as to each respective location

Littleton Adventist Hospital, a highly acclaimed medical care facility, rests just north of the Southpark business district. Its 231-bed premier healthcare Level II Trauma, Chest Pain and Stroke Center is recognized for its excellence in surgical procedures.

The Southpark business area is a well-established community of varying healthcare, medical and corporate enterprises. Shown here are several more medical facilities listed below in alphabetical order.

Aspen Medical Supply, Inc  
Medsouth  
National Medical Supply, Inc  
South Suburban Internal Medicine



- 01 Denver Headache and Spine Center
- 02 Life Care Center of Littleton
- 03 Arne Wellness Center
- 04 TTM Technologies
- 05 Bellco 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 UCHealth 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.