

# 2,542 sf Office Space Now Available for Lease

6574 S Broadway, Littleton, Colorado 80121



Special Offer  
Landlord to provide new flooring and  
paint for a 5yr lease

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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224  
720-941-9200 Main | 720-941-9202 Fax

#### Tim Hakes

720-880-2923 direct | 720-352-9457 cell  
tim@weststarcommercial.com

#### Lev Cohen

720-880-2925 direct | 720-232-4118 cell  
lev@weststarcommercial.com

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

## Office Space for Lease

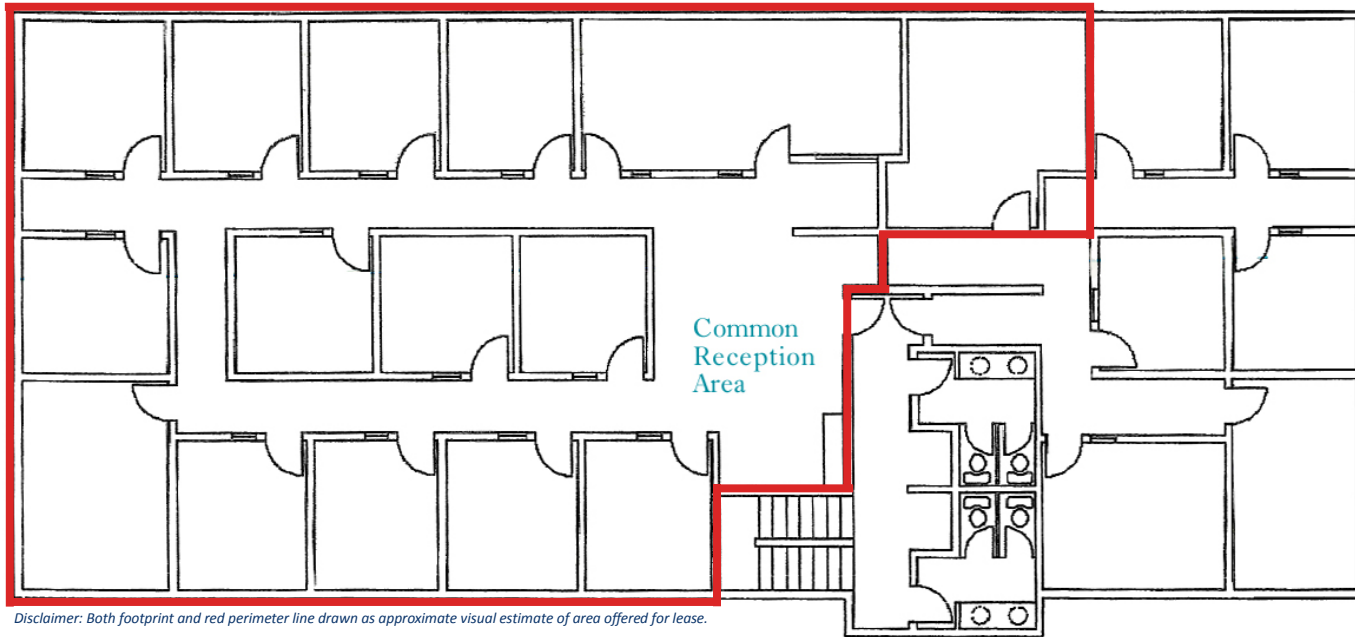
**AVAILABLE SPACE** 2,542 sf  
**ASKING RATE** \$12.00 psf + NNN

Recently, a large second floor 2,542 square foot multi-office space has opened up for lease in Littleton, Colorado with a **Special Offer** by the Landlord where he will provide new flooring and paint for a five year lease. With ample onsite parking, close access to South Broadway and a peaceful environment, this is an opportunity worth investigating further. Please do not hesitate to give one of our brokers a call.

6574SB-012925

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Disclaimer: Both footprint and red perimeter line drawn as approximate visual estimate of area offered for lease.



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## PROPERTY HIGHLIGHTS

- ▶ Competitive lease rates
- ▶ Landlord to provide new flooring and paint for 5yr lease
- ▶ Space offered on second floor with natural light
- ▶ Near access to South Broadway, a main thoroughfare of Littleton, Colorado
- ▶ Dense housing in area for potential healthcare, financial or business needs
- ▶ Interesting large portal between the two floors on stairway landing
- ▶ Ample onsite parking

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lev@weststarcommercial.com

**weststar**  
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