

One Last Second Floor Class A Medical Office Space Available for Lease

Suite 201 2,010 sf | 991 Southpark Drive, Littleton, CO 80120



*Property Landlord offers
Broker Incentive*

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Class A Medical Office Space Available

Price Range: \$19.00 psf - \$23.00 psf
with a triple net lease

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

Available Space: 2,010 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.

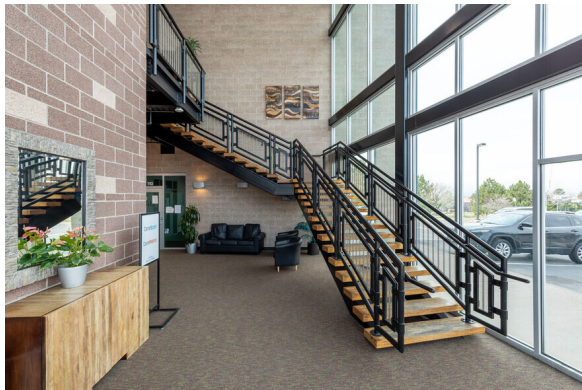
One last space available, Suite 201 (2,010 sf) a gray shell for tenant build-out with extensive natural lighting. The building is near access to C-470, has ample on-site parking, an elevator, and is wheelchair accessible. Please call one of our brokers for additional information.

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



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|-------------------------------------|--|---|---|
| 01 Denver Headache and Spine Center | 07 Woodhouse Spa - Littleton | 13 Southpark Animal Clinic | 19 SimonMed Imaging - Littleton |
| 02 Life Care Center of Littleton | 08 Rocky Mountain Gastro | 14 Apnea & Breathing Clinic - Littleton | 20 Planned Parenthood Littleton Health Center |
| 03 Arne Wellness Center | 09 South Denver Cardiology Associates | 15 Invision Sally Jobe | 21 Chase Bank |
| 04 TTM Technologies | 10 Cor Medical at CenturyLink in Littleton | 16 UHealth Family Medicine - Littleton | 22 Littleton Adventist Hospital |
| 05 Belco Credit Union | 11 Surgery Center of Colorado | 17 Bionuu | |
| 06 Lockheed Martin | 12 Damiano Richard MD Eye Consultants | 18 First Bank | |

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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