

FLEX/WAREHOUSE FOR LEASE

2,482 to 27,390 square feet



**PARK LANE BUSINESS CENTER
8122 SOUTHPARK LANE
LITTLETON, CO 80120**

Move in ready Flex-Warehouse suites suitable for a variety of uses. 10x12 overhead drive in doors, 14' clear height, ample power, 100% air conditioned spaces.

Quick and easy access to C-470 Loop and Highway 85 (Santa Fe). Amenities galore are just minutes away on the South Broadway Retail corridor.

The Park Lane Business Center is a well maintained, mixed use office/flex warehouse facility located within the 498 acre SouthPark Business Park. SouthPark is home to a diverse variety of businesses including medical, research and light industrial companies.

BEST RATES IN SOUTHPARK!

\$16.00 psf NNN

- #100 - 4,316 SF
- #102 - 3,011 SF
- #107 - 9,412 SF
- #110 - 5,579 SF
- #112 - 2,482 SF
- #115 - 2,590 SF

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	43,987 SF	SITE SIZE	2.542 acres
YOC	1986	PARKING	Surface
MATERIALS	Steel Frame with Stucco & Concrete	ZONING	PDI/Light Industrial
CAM 2026	\$8.10		



FOR MORE INFORMATION, PLEASE CALL:

**John V. Propp, CCIM - 303-692-1816
6020 Greenwood Plaza Blvd., Suite 100
Greenwood Village, CO 80111**

**john@johnproppcommercial.com
learn more at www.JohnProppCommercial.com**



John Propp
COMMERCIAL GROUP



**Suite 102
3,011 SF (approx.)**

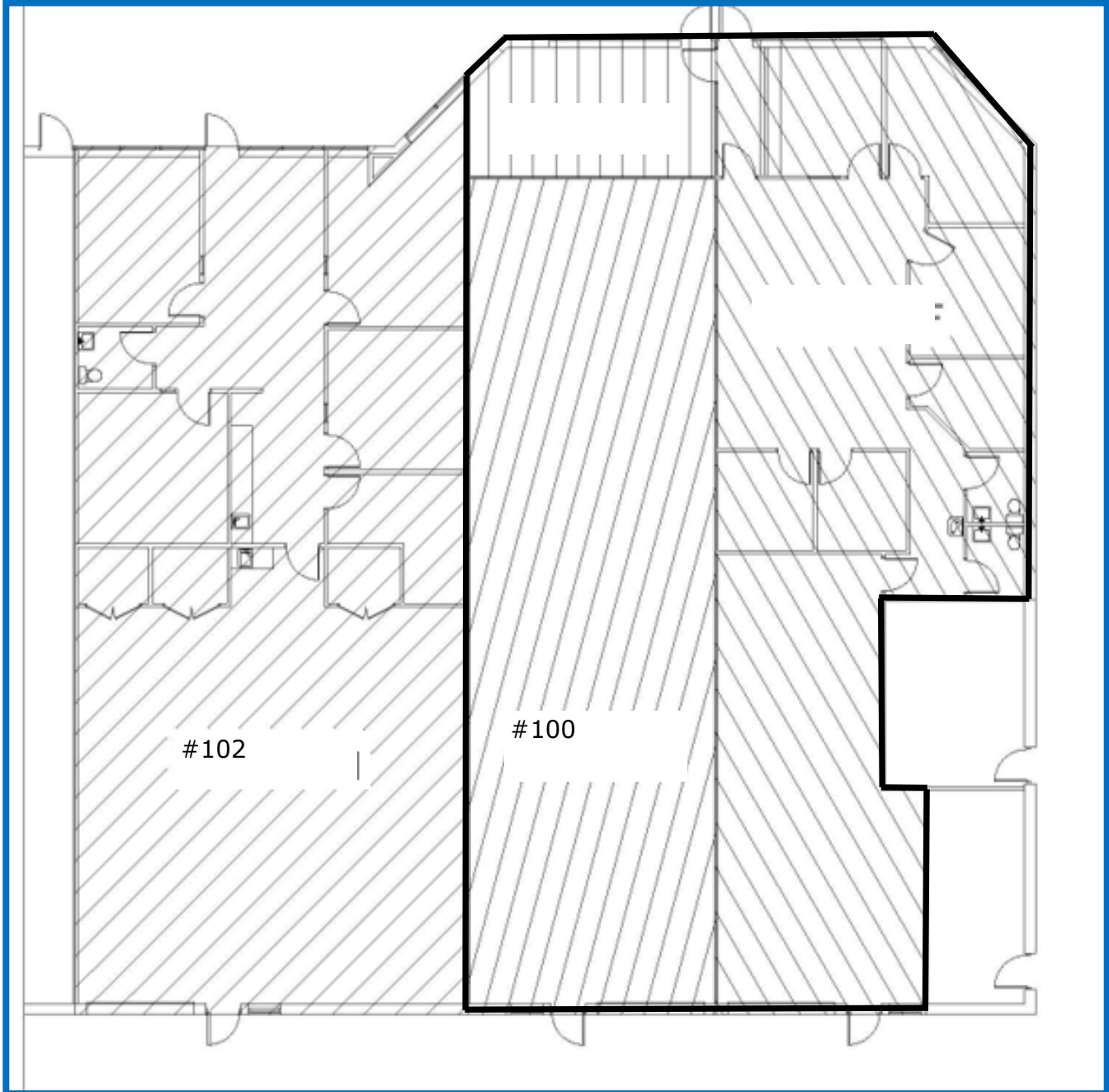
MONTHLY RENT:
RENT: \$4,016.67
CAM: \$2,032.43
TOTAL: \$6,047.10

*Five offices, restroom, and
Warehouse, overhead door*

**Suite 100
4,316 sf (approx.)**

MONTHLY RENT:
RENT: \$5,754.67
CAM: \$2,913.30
TOTAL: \$8,668.00

*Five offices, restroom,
+/- 2000 sqft of warehouse,
2 overhead doors*

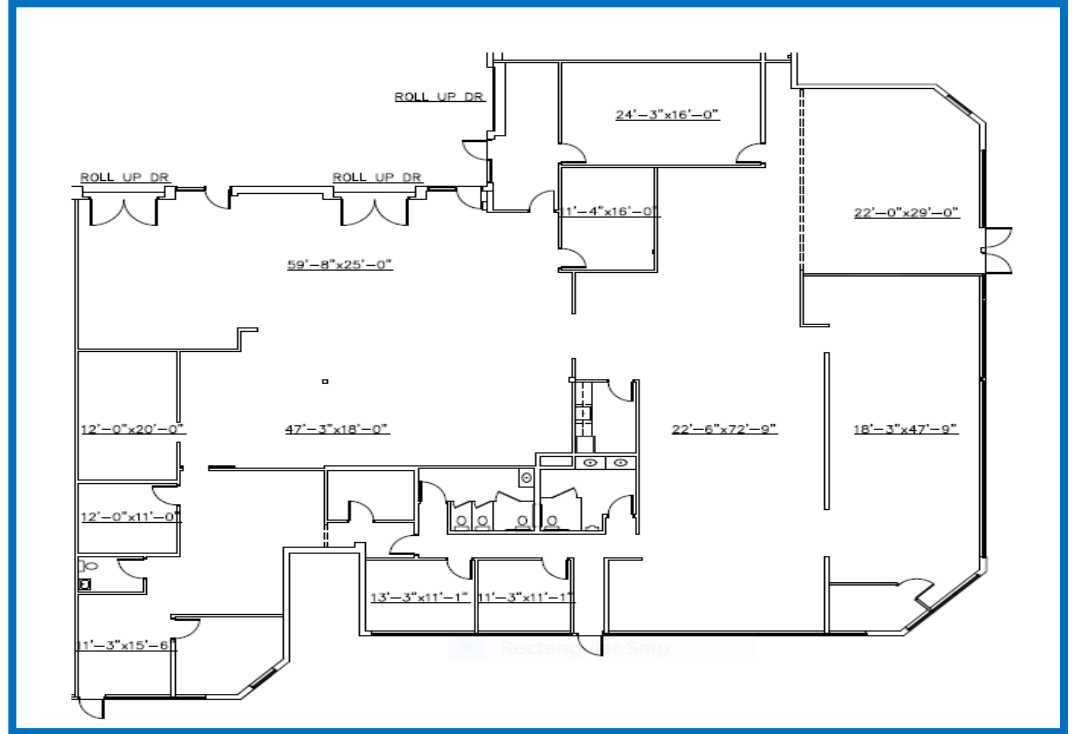


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**Suite 107
9,412 SF (approx.)**

MONTHLY RENT:
RENT: \$12,549.33
CAM: \$6,353.10
TOTAL: \$18,902.43

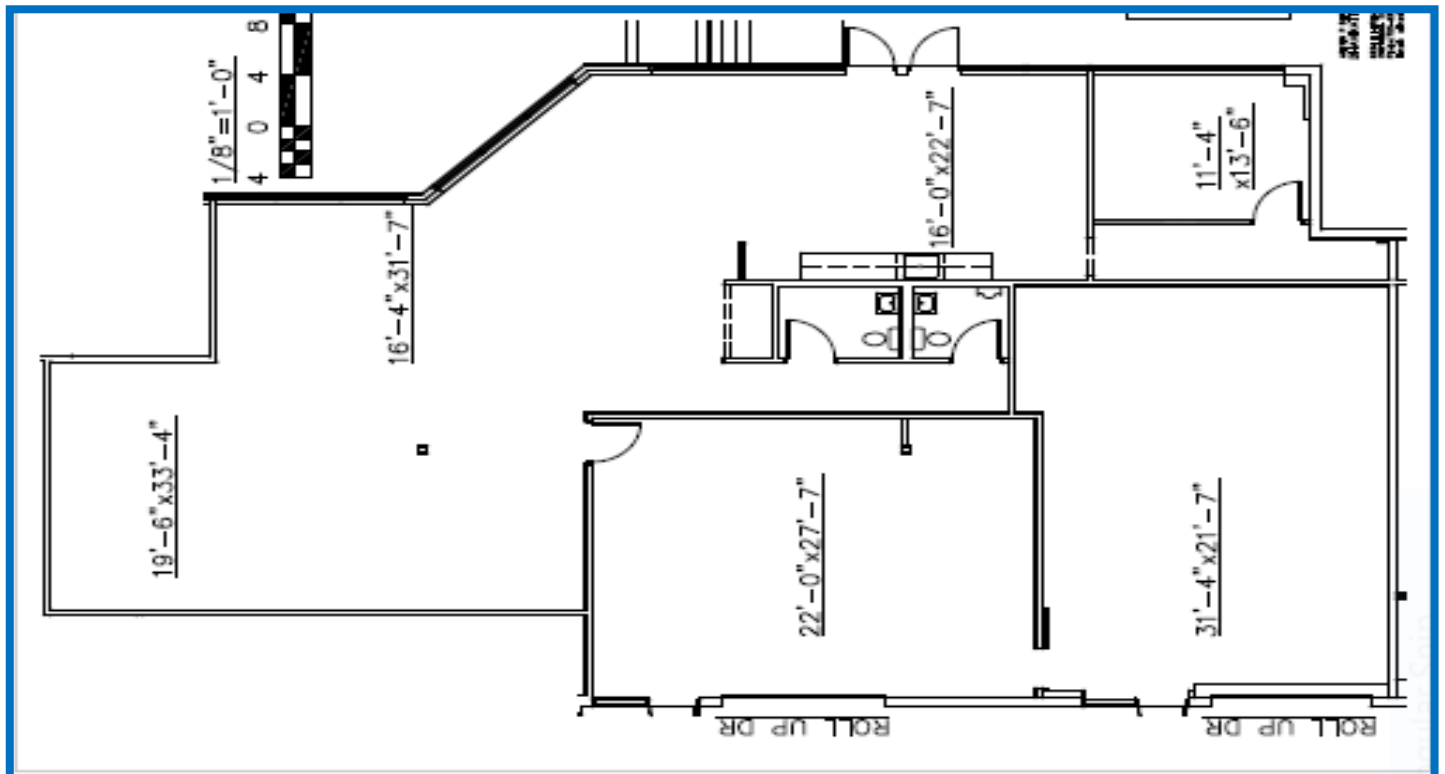
*Multiple offices, 3 restrooms,
Open work areas, R&D build out
3 overhead doors*



**Suite 110
5,579 SF (approx.)**

MONTHLY RENT:
RENT: \$7,438.67
CAM: \$3,765.83
TOTAL: \$11,204.50

*offices, restrooms, open
work areas, warehouse,
2 overhead doors*



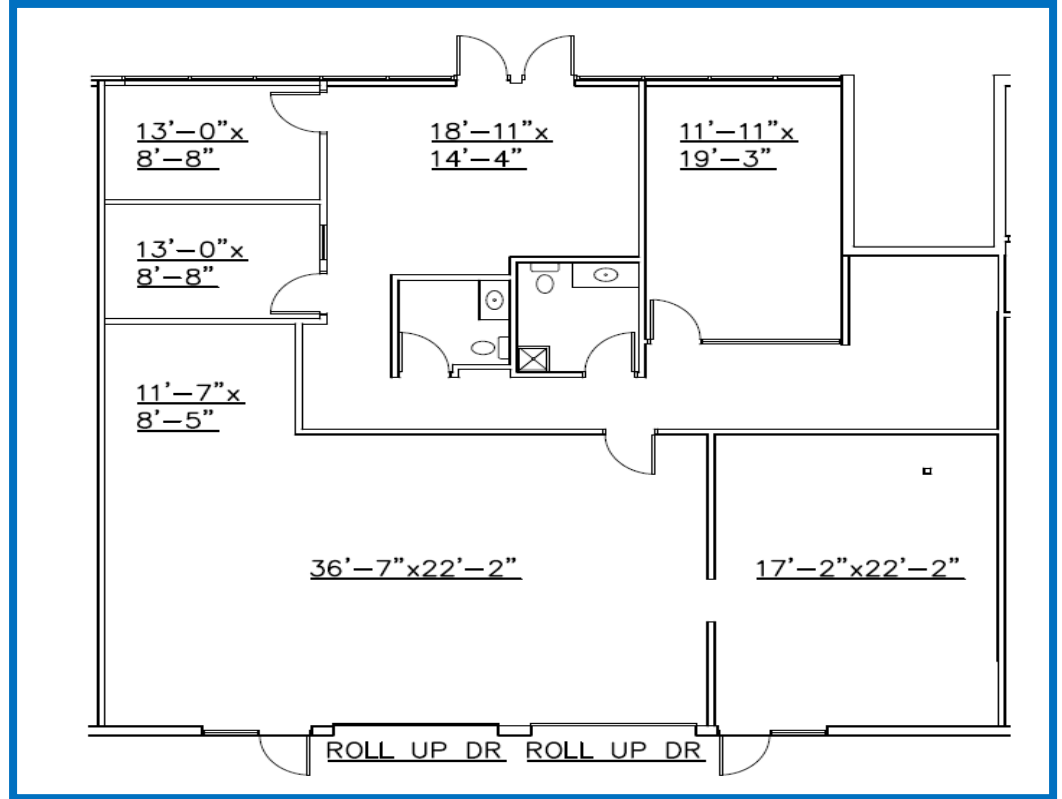
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**Suite 112
2,482 SF (approx.)**

MONTHLY RENT:
RENT: \$3,309.33
CAM: \$1,675.35
TOTAL: \$4,984.68

*3 offices, restrooms,
warehouse.
2 overhead doors*



**Suite 115
2,590 SF (approx.)**

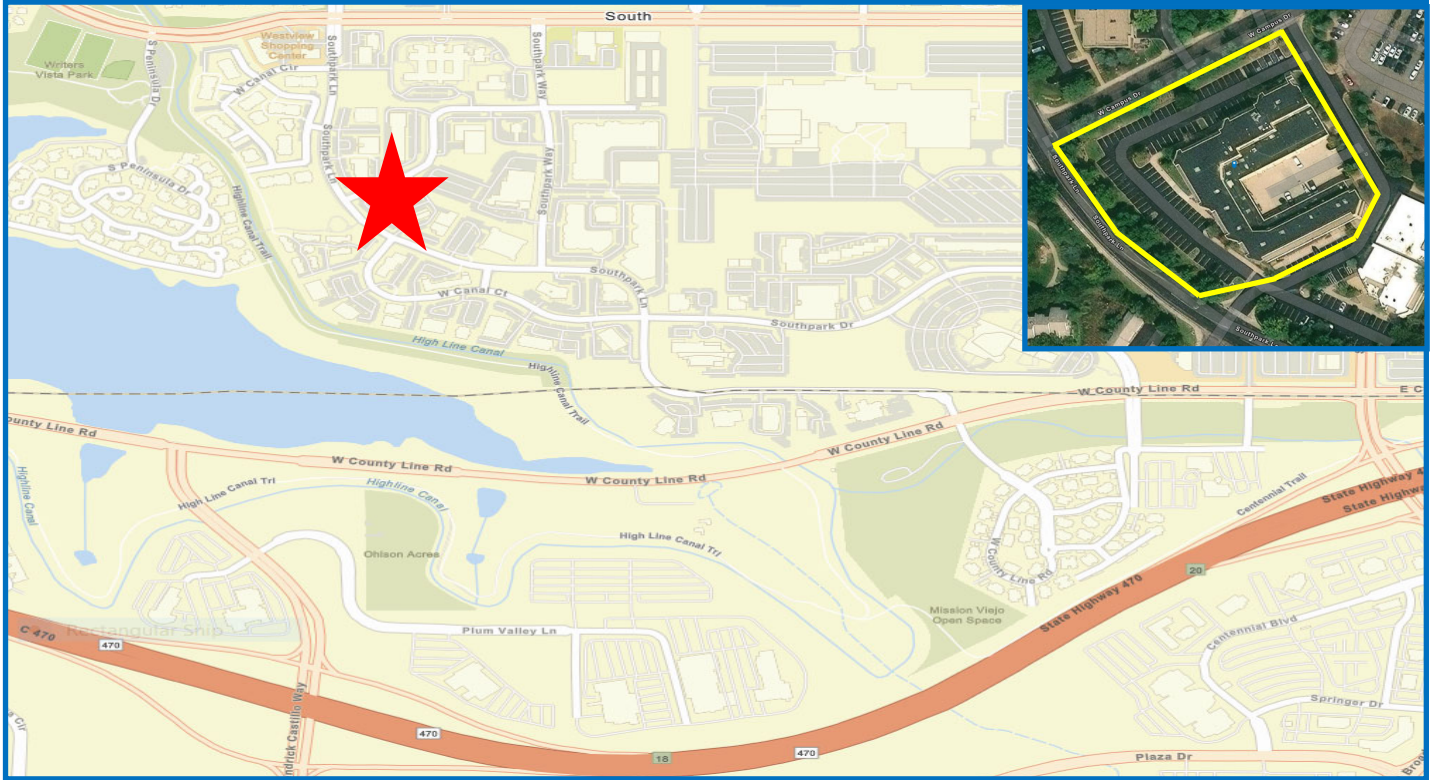
MONTHLY RENT:
RENT: \$3,453.33
CAM: \$1,675.35
TOTAL: \$5,201.58

*offices, restrooms,
warehouse.
overhead door*



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