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PLATTE CANYON

Littleton, Colorado



UNIQUE SINGLE TENANT OPPORTUNITY FOR LEASE OR SALE





BUILDING HIGHLIGHTS

- 31,200 RSF
- Full building renovation completed in 2016
- Space features creative finishes, exposed ceilings and efficient programming with mix of open workstation space, conferencing, private office and communal tenant space.
- Connected annex building offers flex-use opportunities
- 3.5:1000 parking ratio in adjacent surface lot
 - Ability to scale to 4:1000



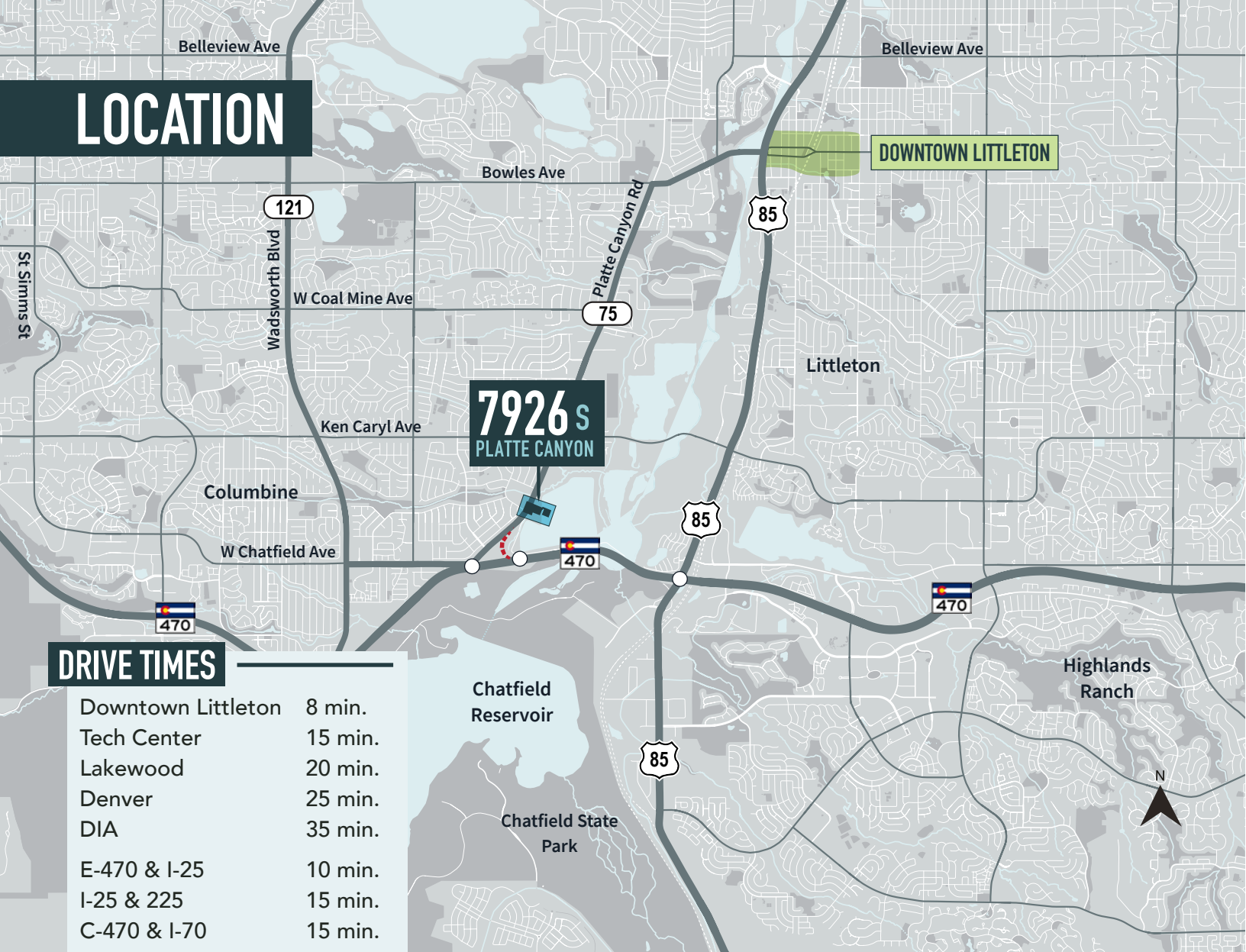


BUILDING AMENITIES

- Conference facility with 100 person capacity
- Fitness center with showers & lockers
- 3 story, interior climbing wall
- Tenant lounge with game room
- Outdoor seating and grills
- EV charging stations



LOCATION



DRIVE TIMES

Downtown Littleton	8 min.
Tech Center	15 min.
Lakewood	20 min.
Denver	25 min.
DIA	35 min.
E-470 & I-25	10 min.
I-25 & 225	15 min.
C-470 & I-70	15 min.



CONVENIENTLY LOCATED
Immediately off of C-470



EASY ACCESS TO SOUTH METRO
Littleton
Tech Center
Lakewood



AMAZING OUTDOOR ACCESS
Surrounded by walking & biking trails
14+ nearby parks
Adjacent to Chatfield State Park &
South Platte Reservoir

**FOR A COMPANY LOOKING TO PROVIDE OUTDOOR RECREATION PERKS TO ITS EMPLOYEES
THIS OPPORTUNITY IS SECOND TO NONE**

To schedule a tour or for further leasing information:

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