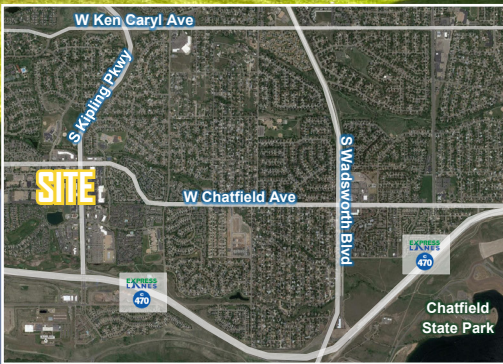


MEDICAL OFFICE SPACE FOR LEASE

LITTLETON MEDICAL ARTS BUILDING

8340 SANGRE DE CRISTO RD., LITTLETON, CO 80127



LITTLETON MEDICAL ARTS BUILDING

SOUTHWEST FAMILY MEDICINE
Frank Rauzi, M.D.
Richard Glasser, M.D. **105**

Marsha Phillips, MSN, CFNP, RN

LITTLETON PEDIATRICS at KEN CARYL
Robert G. Froehle, M.D., FAAP
Tamera L. Nelson, M.D., FAAP
Lisa S. Haynes, M.D.
Linda Shimoda, CPNP **106**

THE MORROW INSURANCE GROUP
Dominic & Desiree Morrow **205**

BROOKE KISH, PH. D.
Clinical Psychologist **207**

FAMILY STRONG COUNSELING
Rob Reynolds **212**

ADVANCED TRANSPORTATION SYSTEMS, INC.
South Entrance **220**

PROPERTY DETAILS

AVAILABLE

Suite 100: 1,649 SF (5/31/23)
Suite 105: 4,314 SF (5/01/23)
Suite 202: 864 SF
Suite 205: 475 SF

GROSS LEASE RATE

Suite 100: \$26.50 / SF
Suite 105: \$29.50 / SF
Suite 202: \$26.50 / SF
Suite 205: \$30.00 / SF

CITY / COUNTY

Littleton / Jefferson

PROPERTY FEATURES

- Quiet Office Spaces with Open Floor Plans
- Excellent Location Off Kipling & C-470
- Building Totals 17,773 SF of Medical / Office Space
- Monument Signage Available
- Ample Parking (4.8:1,000)
- Strong Demographics with Great Access

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	33,994	13,367	\$125,290
5 Mile	136,733	53,460	\$131,895
10 Mile	539,307	211,560	\$118,031

TRAFFIC COUNTS

Average

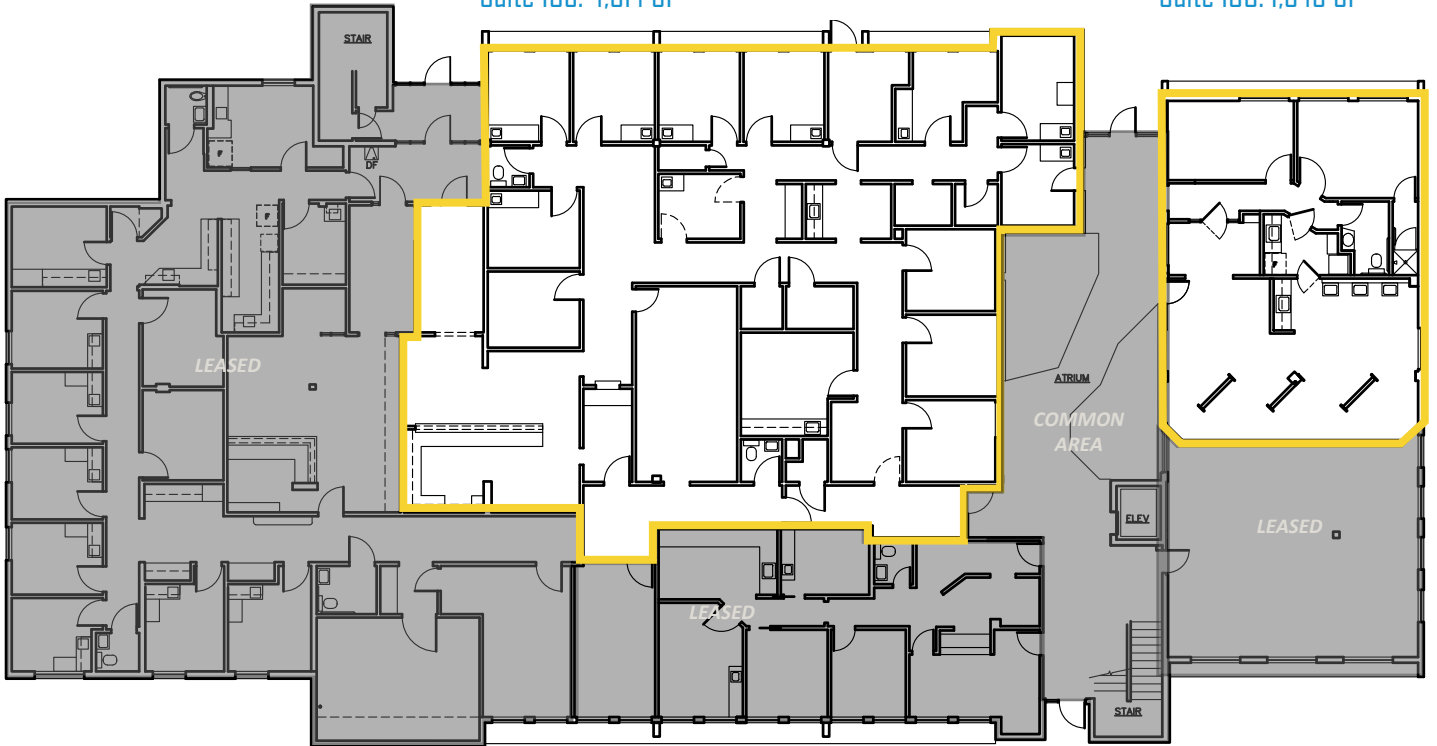
Approx. 32,000 VPD on Kipling & Chatfield Ave.
Approx. 13,000 VPD on Sangre de Cristo & Chatfield Ave.
Approx. 2,300 VPD along Sangre de Cristo

SPACE PLANS

FIRST FLOOR

Suite 105: 4,314 SF

Suite 100: 1,649 SF



SECOND FLOOR

Suite 205: 475 SF

Suite 202: 864 SF



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[CLICK HERE TO DOWNLOAD THE CREC BROKERAGE DISCLOSURE](#)

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