

MEDICAL / OFFICE FOR LEASE

BROADWAY MEDICAL CENTER

8089 S. LINCOLN STREET, LITTLETON, CO 80122



TREVEY
COMMERCIAL
REAL ESTATE

RATE REDUCED!



PROPERTY FEATURES

- 900 SF; 1,020 SF & 1,312 SF Available Immediately on Second Floor - **Combine for 3,232 SF Max Contiguous**
- Move-in Ready Suites Accessible via Elevator
- 24-hour Building Access
- Monument Signage Available
- Recently Renovated Lobby, Restrooms & Parking Lot
- Prime Location with High Visibility Along South Broadway
- Ideally Located Near Littleton Adventist Hospital & UC Health Highlands Ranch Hospital
- Easy Access to C-470, South Broadway, County Line Rd. & Santa Fe Dr.
- Conveniently Located Near Restaurants, Retail & Hotels

PROPERTY DETAILS

Second Floor

AVAILABLE SUITES

- **Suite 206:** 900 SF
- **Suite 207:** 1,020 SF
- **Suite 202:** 1,312 SF
- **Max Contig.:** 3,232 SF

LEASE RATE \$25.00 / SF MG

LEASE TYPE Modified Gross

TENANT IMPROVEMENTS T.I. Package Negotiable

PARKING 3.86:1,000 (97 Surface)

BUILDING SIZE 25,802 SF

Y.O.C. 1984 - Recently Renovated

ZONING MU (Mixed-Use)

CITY / COUNTY Littleton / Arapahoe

DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	48,217	\$130,461	\$447,928
5 Mile	251,321	\$140,998	\$495,566
10 Mile	825,435	\$122,982	\$480,821

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 17,600 VPD on Lincoln St. at Mineral Ave.

Approx. 37,000 VPD on S. Broadway at Grant Way

Approx. 83,000 VPD along C-470 at Santa Fe.

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

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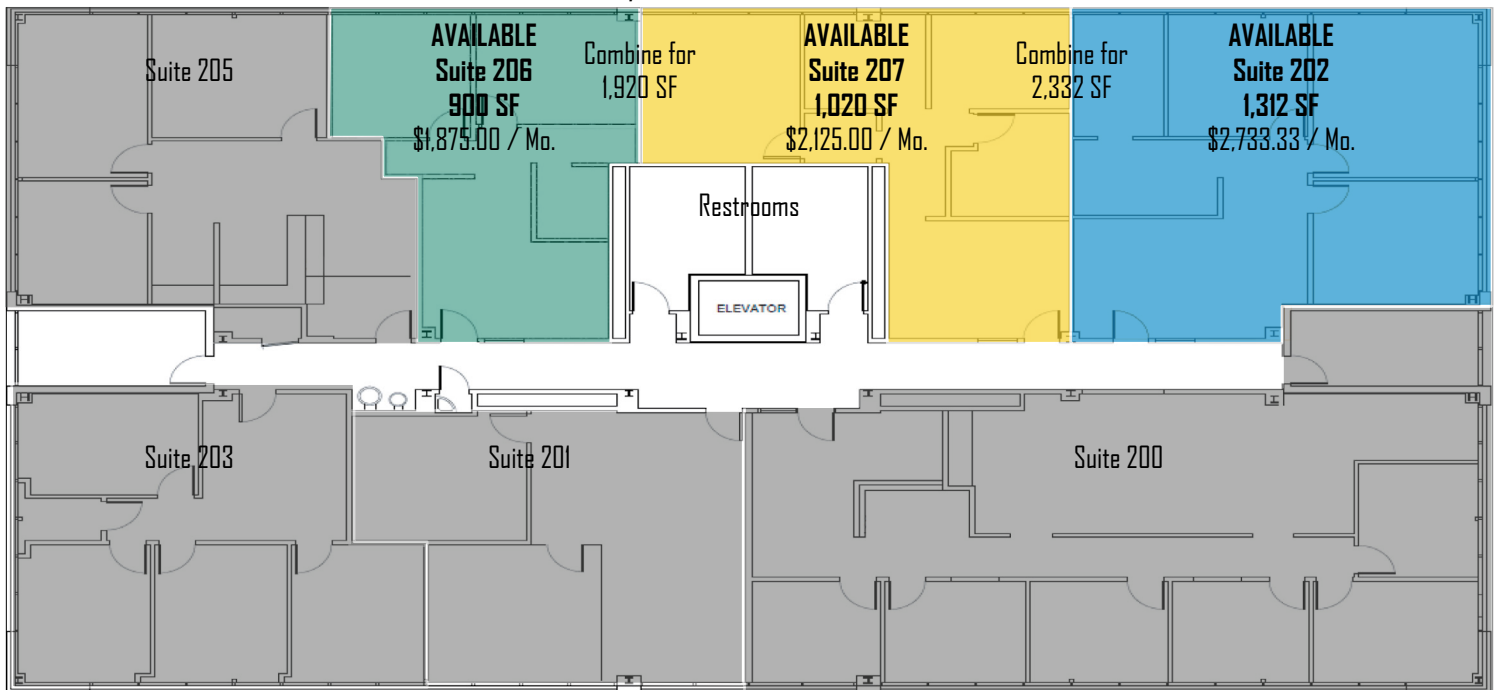
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AVAILABLE SUITES

3,232 SF TOTAL AVAILABLE



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

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