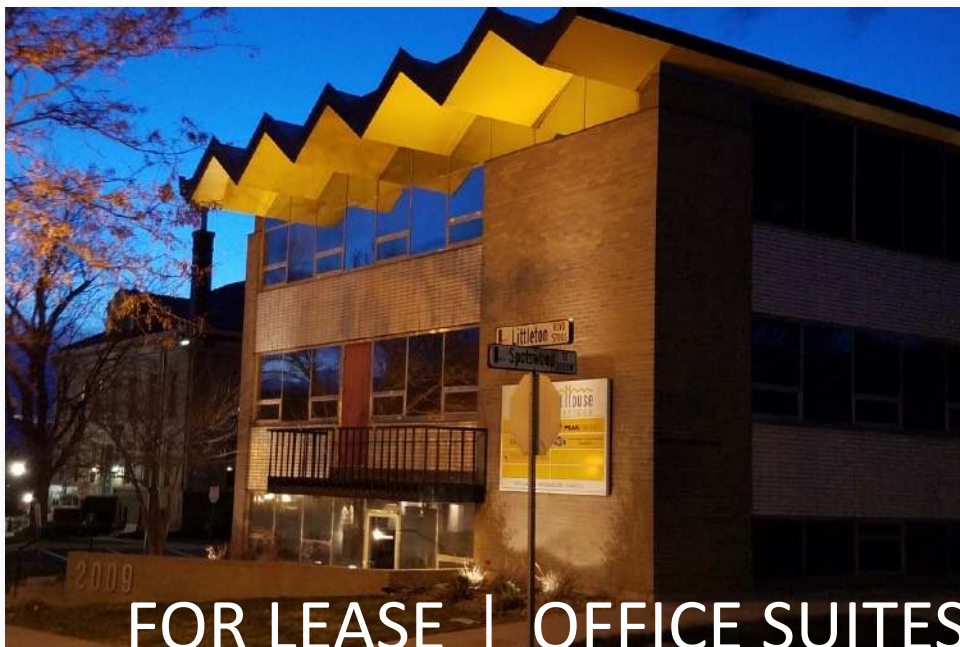




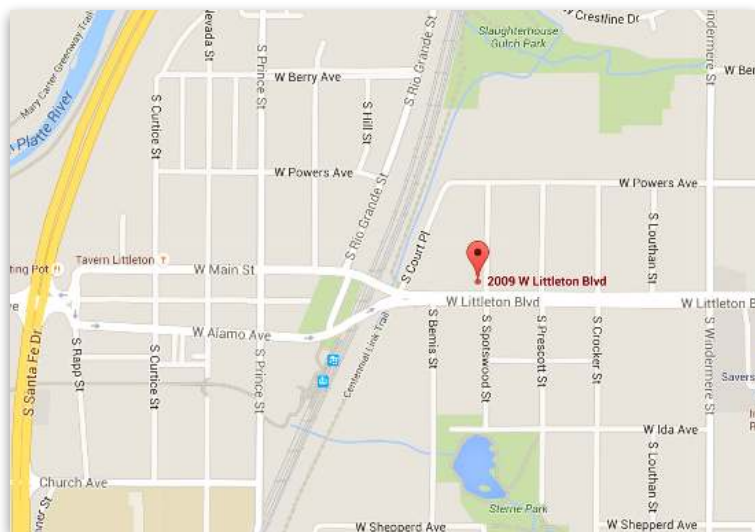
AVAILABLE SF:	698/SF
LEASE RATE:	\$19.00-\$20.00/SF
LEASE TYPE:	Full Service
CITY:	Littleton
COUNTY:	Arapahoe
SUBMARKET:	SW Denver
BLDG USE:	Office
YR BUILT:	1960/2011
BLDG SF:	7,600
STORIES:	3
PARKING:	3.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

The Court House Offices is a three story multi tenant office building. Built in 1960 and updated in 2011, the architectural design is unique with a mid-century modern design. Adjacent to the Littleton Court House the property is an easy walk into Downtown Littleton with Restaurants, shopping, and entertainment. The common area entrance, hallways, and restrooms have all been refinished to providing clean and professional office building. The Suite offers a reception and three private offices. The property also offers high speed Internet with CenturyLink fiber. This property will fit the needs for any professional office tenant looking for that "out-of-the-box" working environment. The property will offer tenants an affordable rate/price for high quality Office in the Southwest Metro area.

PROPERTY HIGHLIGHTS

- Mid -Century modern architecture
- Affordable Lease Rates @ \$19.00-\$20.00 Full Service
- CenturyLink fiber
- Surface parking for tenants and patrons
- Walking distance to Old Town Littleton
- Access to Restaurants, Shopping, and Entertainment



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