



WEST DRY CREEK

West Dry Creek Circle, Building 8
Littleton, Colorado 80120

NEW OWNERSHIP!



OFFICE SPACE FOR LEASE



Improvements to Exterior Underway



Located in the heart of the southwest submarket, this building provides a business campus environment within the Highline Professional Center. Call 303-327-5800 to schedule a tour today!

BUILDING & SITE FEATURES

- 25,990 SF, two-story Building
- 4.0:1,000 SF Parking Ratio
- Professional Property Management Team
- Panoramic Western Views
- Smaller Floorplates Result in Great Identity for Smaller Users
- Southwest Submarket
- Located in the Highline Professional Center
- Easy Access to Broadway Boulevard and Dry Creek Road

AVAILABLE SUITES

Suite	Size	Available
120	1,134 RSF	Now
204	1,880 RSF*	Now
206	1,069 RSF*	Now
208	1,075 RSF*	Now

*Contiguous for ±4,024 RSF

First Year Rate: \$13.00-\$14.00/RSF FSG

Annual escalations apply; rates quoted are As-Is



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Suite 120

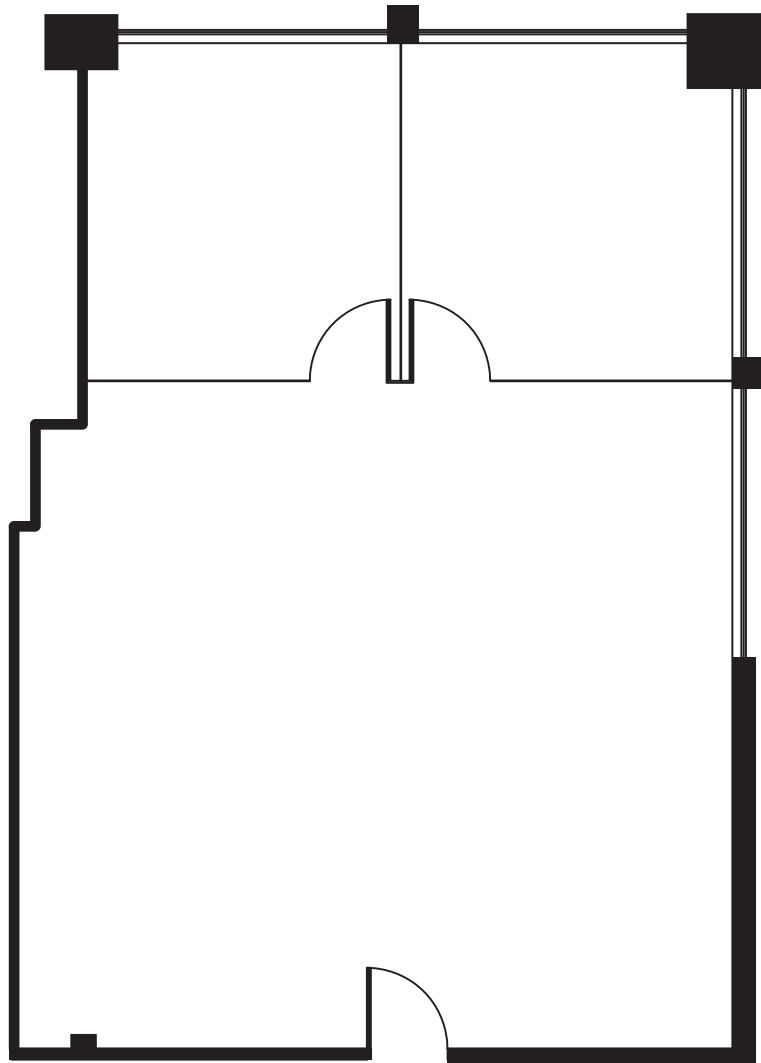
Size: ± 1,134 RSF (Divisible to ±500 RSF)

Available: Immediately

Rate: YR 1: \$13.00/RSF FSG, "As Is"

Subject to Annual Escalations

Buildout: 2 offices on the glass, bullpen and reception.



Note: Drawings are not to scale. Any furniture shown is for planning purposes only.

Suite 204

Size: ± 1,880 RSF

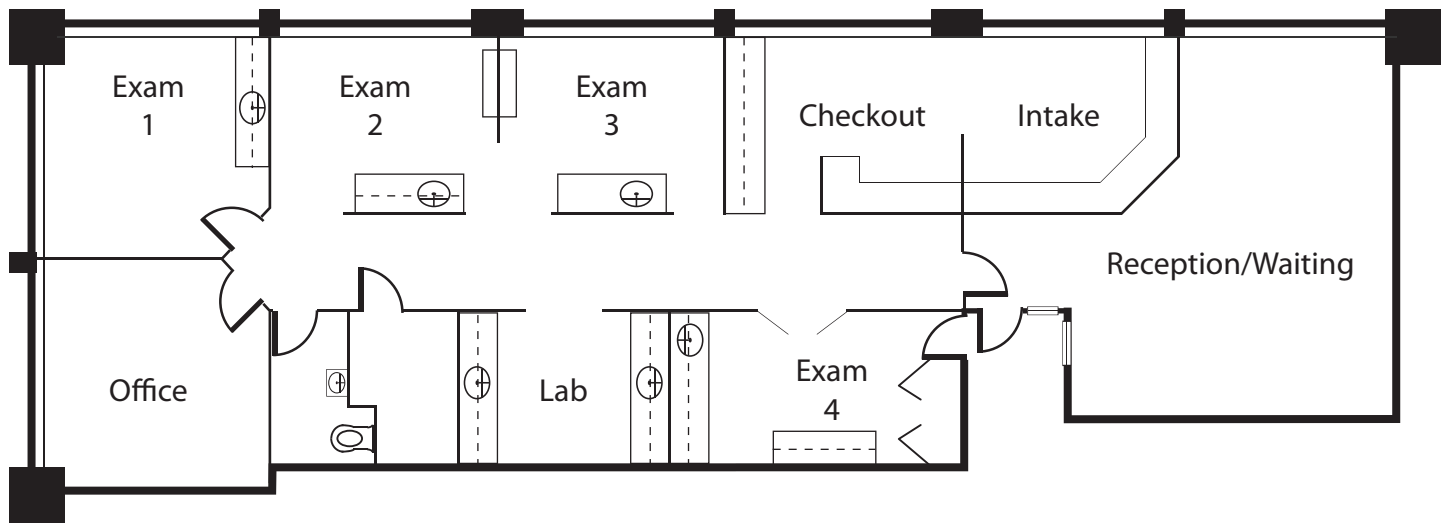
Available: Immediately

Rate: YR 1: \$14.00/RSF FSG, "As Is"
Subject to Annual Escalations

Buildout: Dental office build out. Reception area with patient waiting area and separate intake/checkout counters, four exam areas, lab, one private office, storage room, and a restroom. Extensive glass-line.



Contiguous with Suite 206 and 208 for ±4,024 RSF.



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Suite 206

Size: ± 1,069 RSF

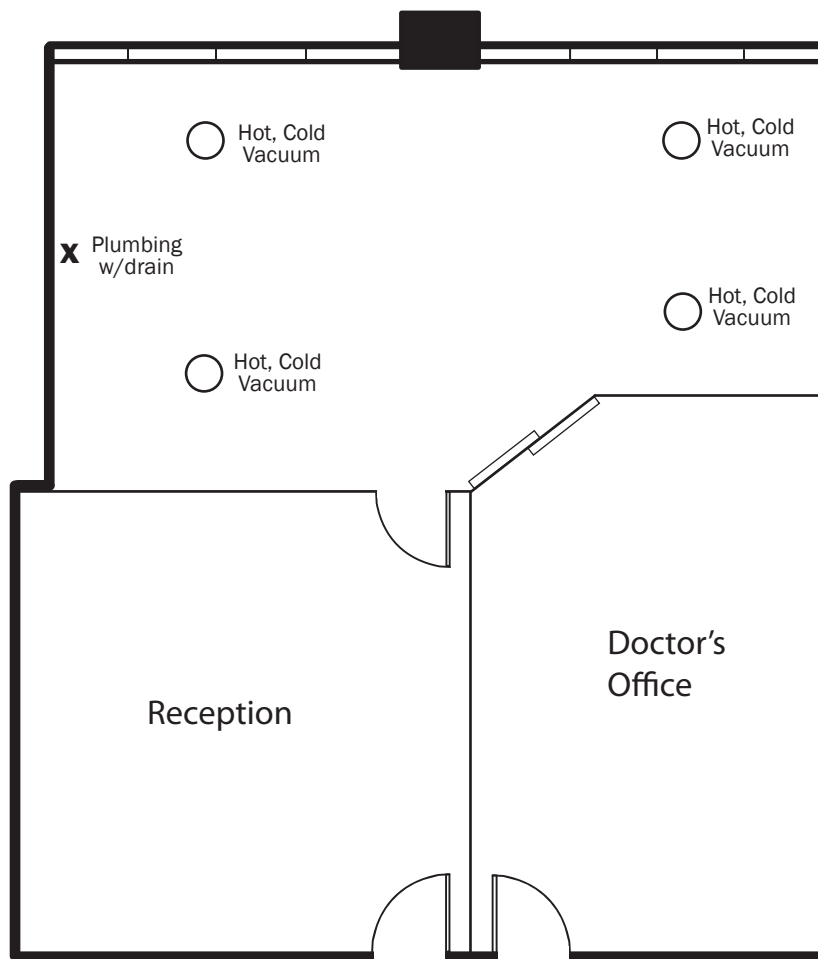
Available: Immediately

Rate: YR 1: \$14.00/RSF FSG, "As Is"
Subject to Annual Escalations

Buildout: Reception, open area with five (5) plumbed stations
and one drain



Contiguous with Suite 204 and 208 for ±4,024 RSF.



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Suite 208

Size: ± 1,075 RSF

Available: Immediately

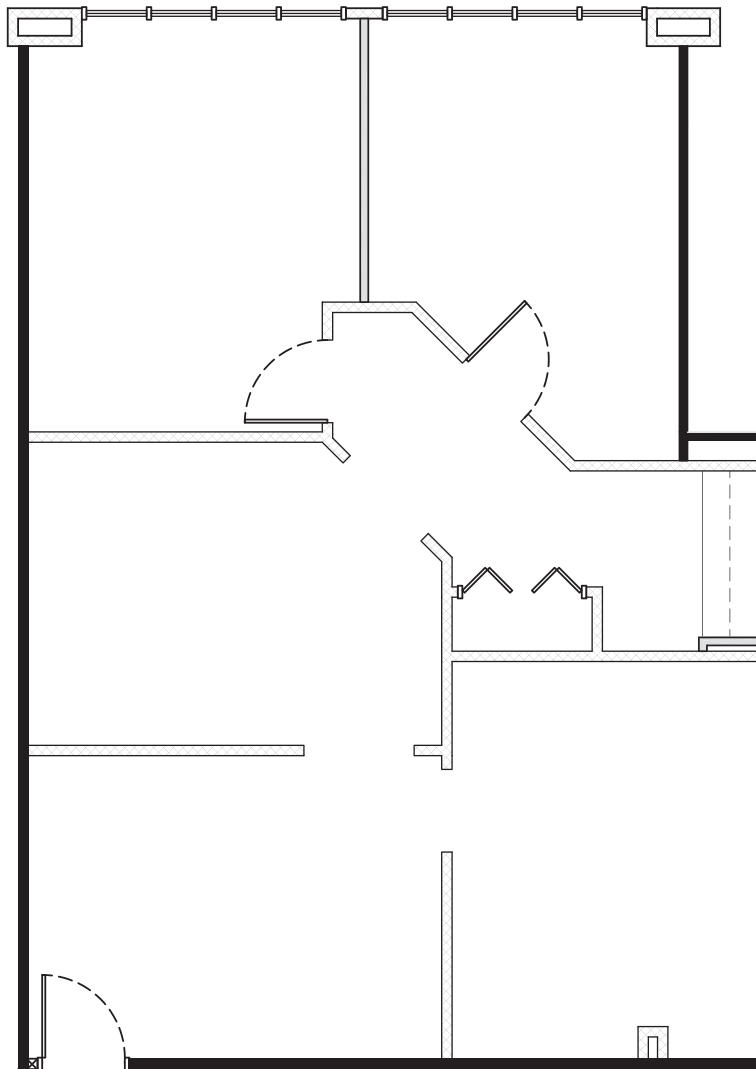
Rate: YR 1: \$14.00/RSF FSG, "As Is"

Subject to Annual Escalations

Buildout: Reception area, conference room,
2 offices on the glass, interior workroom,
storage closet, and bullpen.



Contiguous with Suite 204 and 206 for ±4,024 RSF.



Note: Drawings are not to scale. Any furniture shown is for planning purposes only.



For More Information, Please Contact:

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