



OFFICE SPACE FOR LEASE

Continental Divide Business Park

8392 S. Continental Divide Rd., Littleton, CO 80127

LEASE RATE: \$11.00 SF NNN

AVAILABLE: 2,040 SF

High Quality FLEX / R&D Space Available



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,742	65,675	131,977
HOUSEHOLDS	3,671	24,876	51,167
INCOME	\$114,162	\$116,615	\$117,972
BUSINESSES	601	1,689	3,695
EMPLOYEES	6,064	20,973	46,593



PROPERTY FEATURES AND CONTACT INFORMATION

- CAMS (2019) = \$6.43 / SF
- Zoning: Planned Development
- Fully climate controlled warehouses
- Well finished office spaces
- Drive-in loading
- 3 Phase Electrical
- Convenient access to C-470, I-25, and I-70

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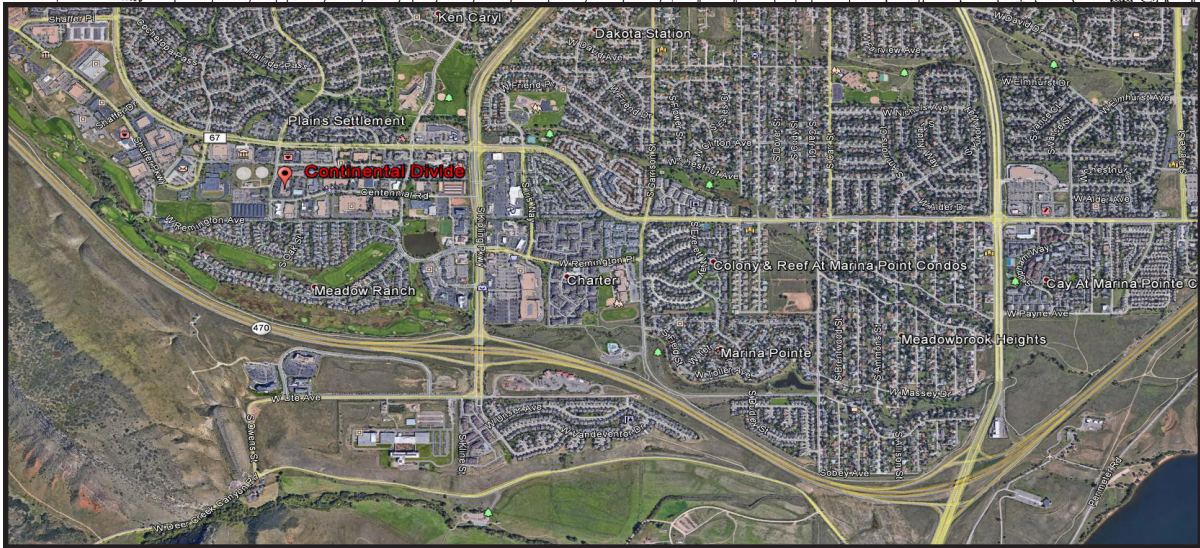
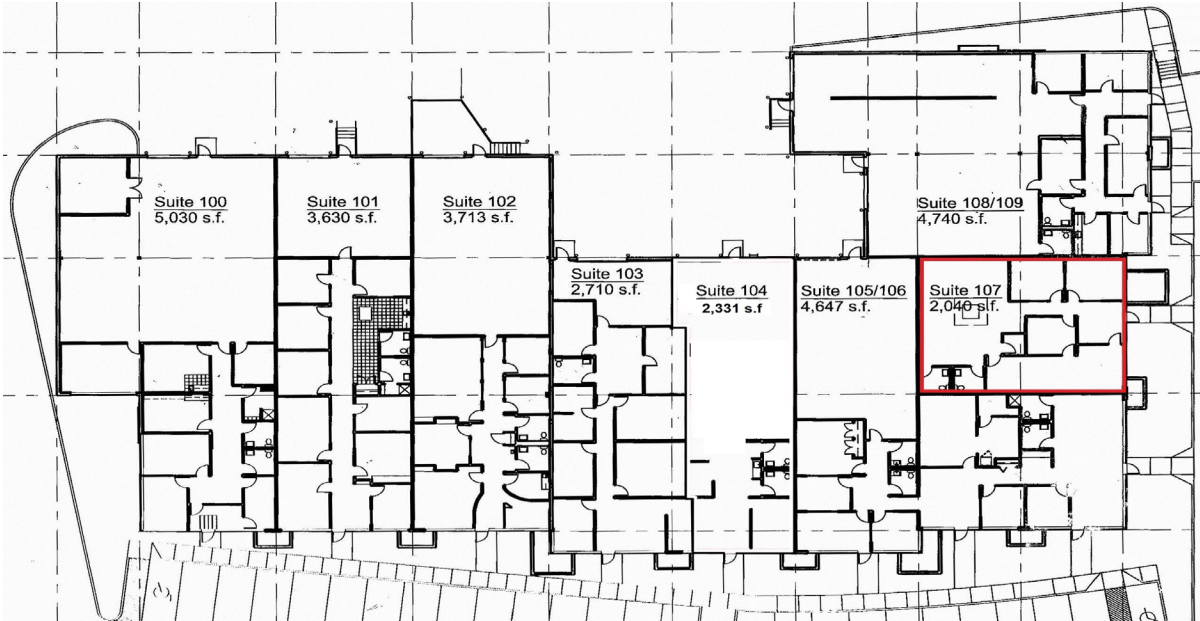
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