

MEDICAL / OFFICE FOR LEASE

# BROADWAY MEDICAL CENTER

8089 S. LINCOLN STREET, LITTLETON, CO 80122

TREVEY  
COMMERCIAL



## PROPERTY FEATURES

- 1,085 SF Unit Available Immediately
- Move-in Ready Suite 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

|                     |  |
|---------------------|--|
| AVAILABLE           | <u>Second Floor</u> <ul style="list-style-type: none"><li>• <b>Suite 201:</b> 1,085 SF</li></ul> |
| LEASE RATE          | \$25.00 / SF MG  |
| LEASE TYPE          | Modified Gross   |
| MONTHLY RENT        | \$2,260.42 / Month   |
| 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   |

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## AVAILABLE SUITES



**TREVEY**  
COMMERCIAL

www.trevey.com  
303-841-1400

**LANDON MICHAEL**  
Associate Broker  
landon@trevey.com  
C: 720-636-4607

**NICK BEACH**  
V.P. Sales & Leasing  
nbeach@trevey.com  
C: 719-237-0880

**DAVID MARULLI**  
Capital Markets  
david@trevey.com  
C: 720-298-2840

### BROKERAGE DISCLOSURE

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