



COURTHOUSE OFFICE BUILDING  
2009 W LITTLETON BLVD  
LITTLETON, CO 80120



## EXECUTIVE SUMMARY

### COURTHOUSE OFFICE BUILDING

LITTLETON, COLORADO - 1960 - arch: EUGENE D. STERNBERG

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# 1 | EXECUTIVE SUMMARY

**FOR SALE**  
**\$2,014,000**

**Vacant**  
**2,690/SF**



## COURTHOUSE OFFICE BUILDING

LITTLETON, COLORADO - 1960 - arch: EUGENE D. STERNBERG



COURTHOUSE OFFICE BUILDING | EXECUTIVE SUMMARY



# THE OFFERING

Unique Properties Inc. is pleased to offer The Courthouse Office building for sale at \$2,014,000. This is a unique opportunity to purchase a historic mid-century modern building located in old town Littleton.

The property at 2009 W Littleton Blvd is a distinctive three-story multitenant office building, covering approximately 7,600 square feet. Designed by the renowned architect Eugene Steinberg, the building was constructed in 1960 and showcases a mid-century modern architectural style characterized by clean lines, functional design, and a connection to the surrounding environment.

Steinberg's work often emphasized harmony between the built environment and nature, and this building reflects that ethos through its thoughtful integration into the landscape of Littleton. Its design incorporates large windows and open spaces, creating a welcoming atmosphere for tenants and visitors alike. Historically, this building stands as a testament to the growth of Littleton during the post-war era, a time when the city was rapidly expanding and transitioning from its agricultural roots to a bustling suburban community.

Located just a short distance from Old Town Littleton, the property benefits from its proximity to the historic heart of the city. Old Town Littleton is known for its charming streets lined with preserved buildings, local shops, and vibrant dining options, making it a hub for both residents and visitors. The building's location on W Littleton Blvd offers easy access to major thoroughfares, enhancing its appeal for businesses seeking a central and accessible site.

In summary, 2009 W Littleton Blvd is not only a functional office space but also a part of Littleton's architectural heritage, reflecting both the vision of its architect and the city's historical evolution.

## OFFERING TERMS

### INVESTMENT

Price:	\$2,014,000	
Price Per SF:	\$265.00	
Vacancy:	2,690 /sf	35.39%
Building SF:	7,600	

## HIGHLIGHTS

- Owner user investment priced at \$2,014,000
- 2,690/sf Available for owner-user
- 7,600/sf, Three-Story, Multi-tenant Office Building
- Constructed in 1960 by Eugene Steinberg
- Mid-century modern Historical building with expressionist-style architecture
- Easy access to old town Littleton

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## 2 | PROPERTY OVERVIEW





# PROPERTY DETAILS

<b>CITY:</b>	Littleton
<b>COUNTY:</b>	Arapahoe
<b>SUBMARKET:</b>	East Hampden
<b>BUILDING TYPE:</b>	Office
<b>YEAR OF CONSTRUCTION:</b>	1960
<b>BUILDING SIZE:</b>	7,600
<b>STORIES:</b>	3
<b>TENANCY:</b>	Multiple
<b>PARKING:</b>	24 Spaces - 3.15/1,000
<b>LAND:</b>	.0964 Acres
<b>ZONING:</b>	NC/Neighborhood Commercial
<b>PARCEL:</b>	2077-16-3-07-022
<b>LEGAL DESCRIPTION:</b>	The East 120 Ft Of Lots 25-28 Blk 2 Littleton Heights



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COURTHOUSE OFFICE BUILDING | PROPERTY DETAILS



# ARCHITECT

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## **Eugene D. Sternberg, Architect**

Eugene D. Sternberg (1915-2005) was born in Bratislava, Czechoslovakia. He earned an architectural engineering degree in Prague, Czechoslovakia, and was pursuing his graduate degree in architecture at Cambridge University in England when World War II broke out. He remained in London through the war teaching part-time at Cambridge, then joined the firm of Sir Patrick Abercrombie, where he was involved in the rebuilding of housing destroyed by the German bombing of London.

In 1945, like many European architects displaced by the war, Sternberg emigrated to the United States. He had accepted a teaching invitation at Cornell University in Ithaca, New York, but quickly became dissatisfied with Cornell's restrictions on combining an architectural practice with teaching. At the urging of his friend, Lewis Mumford, Sternberg accepted a teaching offer from Carl Feiss, Director of the School of Architecture and Planning at the University of Denver (DU). Sternberg was the first faculty member to be hired for the University of Denver's new School of Architecture.

Eugene D. Sternberg is the single most important architect in the built environment of post-WW II Littleton.

Sternberg originally began work in the city in 1950 when commissioned by Dr. Ralph W. MacKenzie to design his medical offices at 1950 West Littleton Boulevard. Sternberg's drawings for the nationally recognized Littleton Clinic were executed on MacKenzie's kitchen table.



With the closure of the DU School of Architecture and Planning, Sternberg designed and constructed his own offices at 2009 W. Littleton Boulevard, across the street and just east of the IREA Littleton Headquarters Building and southeast of the Arapahoe County Courthouse. His was the first architectural firm to be located in Littleton. A lead editorial in the *Littleton Independent* by Houstoun Waring proclaimed, "In choosing Littleton for their headquarters, Eugene Sternberg & Associates have cast their lot permanently with our community ... we suspect the dynamism of these men will help transform Littleton into the state's most attractive suburb."

# ARCHITECTURE DESCRIPTION

The former Courthouse Professional Building is sited along the east and south property lines of a rectangular lot at the northwest corner of W Littleton Blvd and S Spotswood St.

The three-story building has a rectangular footprint. Due to the grade of the lot, which falls to the northwest, the full three-story volume is only visible to the west. To the east and north, the lower floor is recessed partially below grade. To the south, facing Littleton Boulevard, the lower level is partially visible behind a recessed walkway. There is an accordion or folded plate roof with overhanging eaves that project beyond the body of the building and form deep eaves to the north and south. The fascia is finished with metal flashing. Materials include brick masonry with metal and glass doors and windows.

A tan-gray brick masonry flanks the south and east window bays and forms the west and north walls of the building. The running-bond brick has a row of alternating stretchers and headers every seventh course.

On the south wall, a full-height bay rises from a lower level entrance to the folded plate roof above. At the lower level, a glass entrance door with shallow transom is flanked by a wall of window above a stack-bond wall of white glazed brick or tan brick retaining wall. At the second floor, a single solid door is centered behind a small balcony with a simple open metal railing. It is flanked by a wall of windows above a stack-bond wall of white glazed brick. A full-length spandrel panel of the stack-bond brick appears below the third floor, where a row of trapezoidal clerestory windows extends to the deeply projecting eaves of the folded plate roof. Narrow operable windows appear at the base of alternate fixed windows.

On the east wall, due to the lower grade, the white glazed brick spandrel panels appear only below the second and third floor windows. A low band of first floor windows appears above a single course of white glazed brick immediately adjacent to the public sidewalk. At the north end of the bay, a series of details express the interior stair-hall. A second floor spandrel panel ends just south of a glass entry door with full height sidelight and transom window. Two blind panels appear at the level of the second floor windows and on the white glazed brick spandrel panel of the third floor, a pair of surface mounted can fixtures provide lighting over the entry door.

The north wall displays four slightly recessed vertical bays with pairs of casement windows and angled rowlock sills. The first floor windows are low with taller windows on the second and third floors. Just above the third floor windows, a row of trapezoidal clerestory windows extends up to the deeply projecting eaves of the folded plate roof. At the west end of the wall, a surface-mounted metal fire stair extends between the exit doors of the first to third floors.

The west wall is blind brick masonry, detailed only by an aluminum band that top aligns with the third floor windows on the south side of the building and the flush, horizontal eave-line, that drops slightly at the center third of the wall.



## ≡ ARCHITECTURE DESCRIPTION

Mid-century commercial building

Expressionist style

All the information is taken from the following resource.

A letter from:

Littleton Boulevard Modernism Survey Outreach  
Committee

Member Andrea Mimnaugh

Dated June 2018



# COMMERCIAL MODERNISM

The commercial buildings constructed in the greater W. Littleton Blvd., corridor between 1950 and 1980 illustrate the broad historic, cultural, economic, demographic, and architectural changes wrought during post World War II-era, not just in Littleton, but throughout the country. In 1945 Littleton was a small town but by 1950 it was poised to become one of Denver's principal suburbs. During the period under review from 1950 to 1980 Littleton's population increased, its borders were extended through annexations, and there was an increasing volume of automobile traffic.

In architecture, modernism came to dominate the design of commercial buildings in the United States after the second World War. In Littleton scores of modernness buildings appeared along and around W. Littleton Blvd., with similar resources found in the greater W. Main St. area. Partly owing to its location near Denver, the biggest city in the region, several established masters of modern architecture in Colorado designed buildings in the post-war Littleton, with several of the most important examples constructed in West.



## COMMERCIAL MODERNISM

In the Greater West Littleton Boulevard Corridor 1950-1980

All the information is taken from the following resource.  
Commercial Modernism In the Greater West Littleton Boulevard  
Corridor 1950-1980

By Michael Paglia & Diane Wray Tomasso  
June 2018

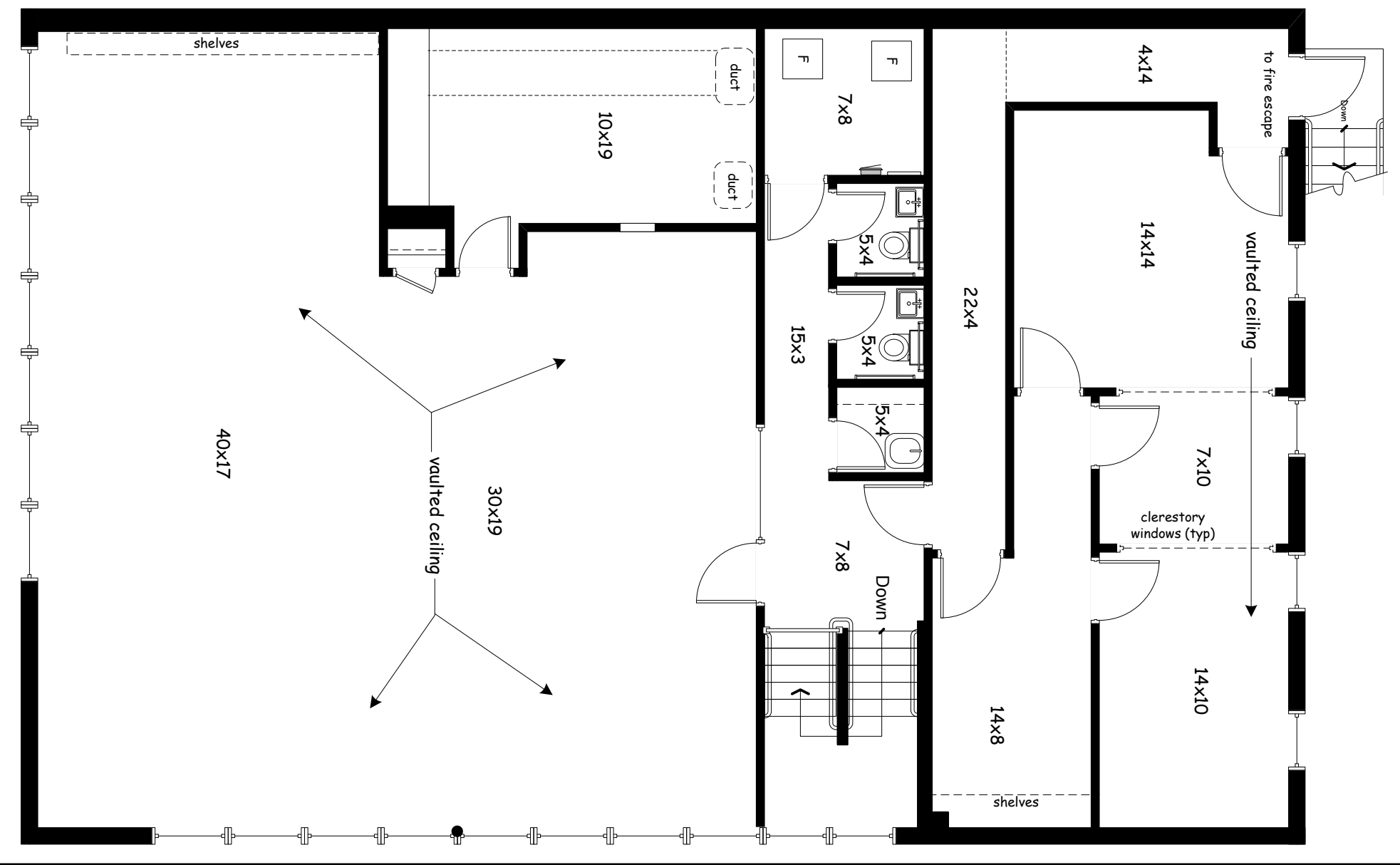




# SECOND FLOOR



# THIRD FLOOR

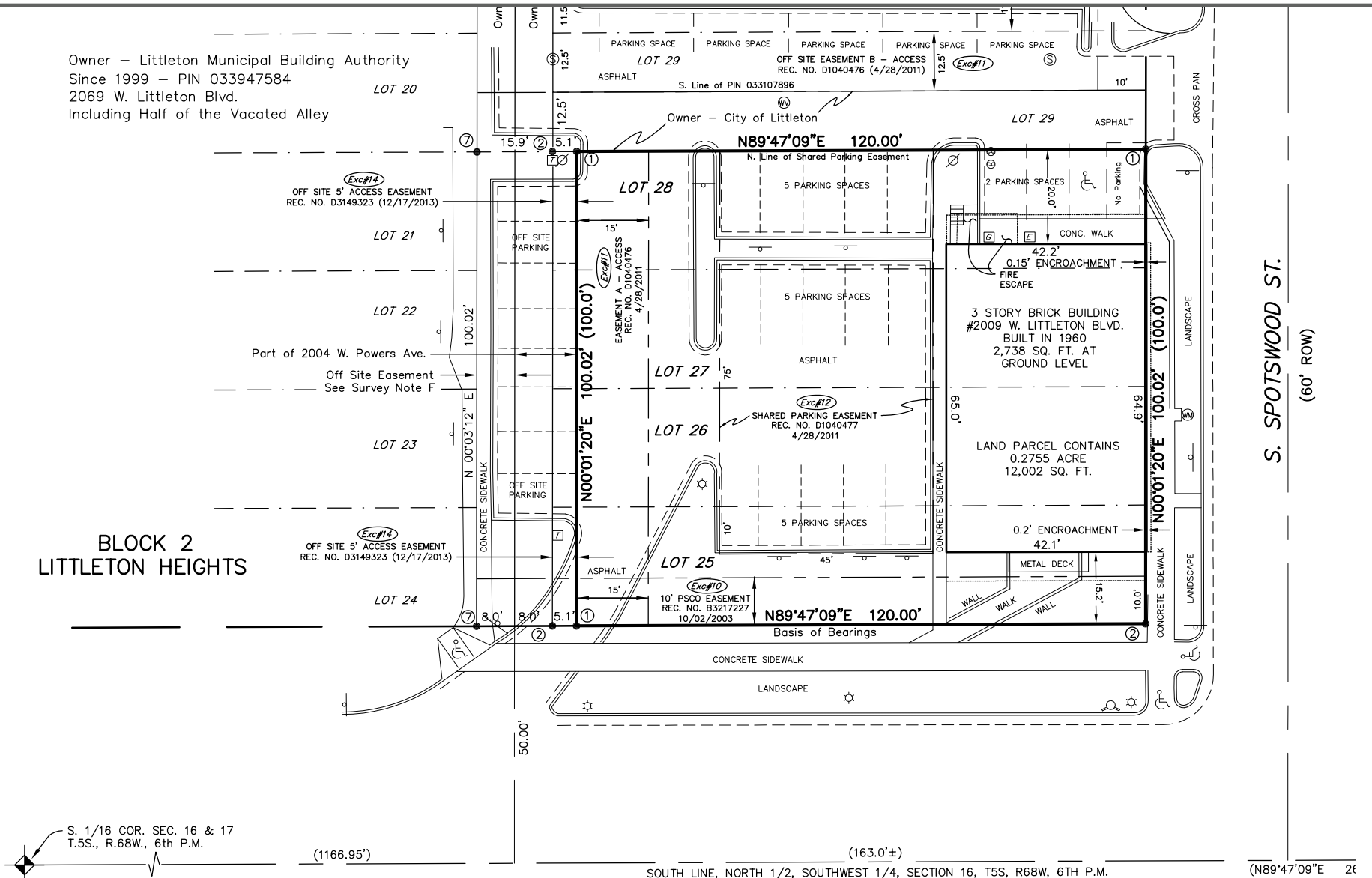




# SURVEY

Owner – Littleton Municipal Building Authority  
 Since 1999 – PIN 033947584  
 2069 W. Littleton Blvd.  
 Including Half of the Vacated Alley

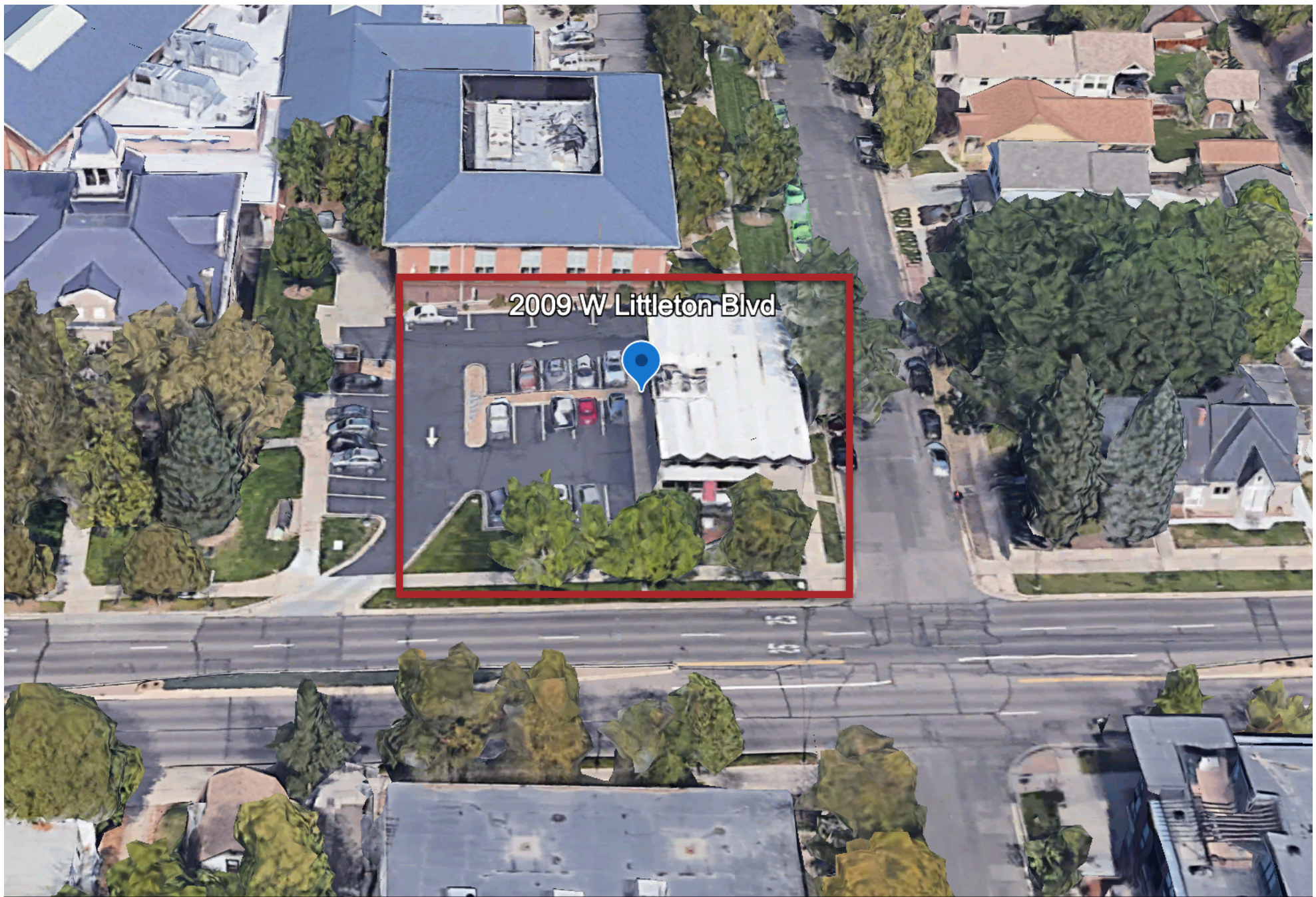
BLOCK 2  
 LITTLETON HEIGHTS



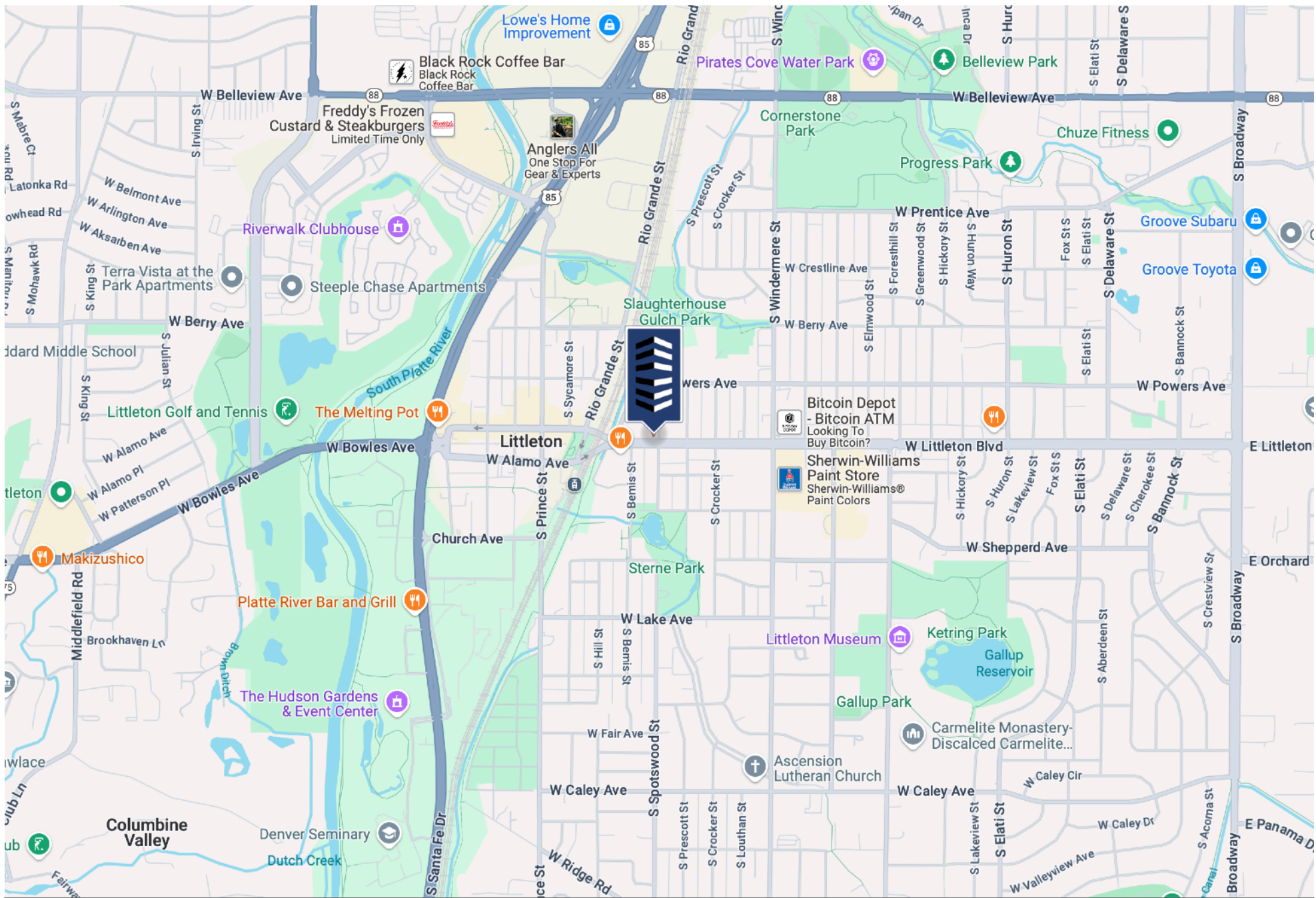
W. LITTLETON BLVD.



COURTHOUSE OFFICE BUILDING | SURVEY









### 3 | FINANCIAL OVERVIEW



COURTHOUSE OFFICE BUILDING | OFFERING MEMORANDUM

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# RENT ROLL

STE	TENANT	SF	LEASE TERM		RENT SF	MONTHLY	ANNUAL	INCREASE	CAM
100-110	Peak Dermatology Professional LLC	2,195	9/1/2024	- 8/31/2025	\$21.00	\$3,841.25	\$46,095.00	\$0.50	\$358.20
120	Body Works	313	11/1/23	- 10/31/24	\$18.00	\$469.50	\$5,634.00	\$0.50	\$20.88
200	D2D Studio	1,704	02/01/24	- 01/31/25	\$19.50	\$2,769.00	\$33,228.00	\$0.50	\$708.12
			02/01/25	- 02/01/26	\$20.00	\$2,840.00	\$34,080.00	\$0.50	
			02/02/26	- 02/02/27	\$20.50	\$2,911.00	\$34,932.00	\$0.50	
			02/03/27	- 02/03/28	\$21.00	\$2,982.00	\$35,784.00	\$0.50	
			02/04/28	- 02/03/29	\$21.50	\$3,053.00	\$36,636.00	\$0.50	
210	VACANT	841			\$19.50	\$1,366.63	\$16,399.50	\$0.50	
300	VACANT	1,849			\$19.50	\$3,004.63	\$36,055.50	\$0.50	
310	Haka & Geherin	698	10/1/2024	- 9/30/2025	\$20.50	\$1,192.42	\$14,309.00	\$0.50	\$409.32
			10/01/25	- 10/01/26	\$21.00	\$1,221.50	\$14,658.00	\$0.50	
			10/02/26	- 10/01/27	\$21.00	\$1,221.50	\$14,658.00	\$0.00	
			10/02/27	- 10/01/28	\$21.50	\$1,250.58	\$15,007.00	\$0.50	
			10/02/28	- 10/02/29	\$21.50	\$1,250.58	\$15,007.00	\$0.00	
VACANT:		2,690	35.39%		\$19.50	\$4,371.25	\$52,455.00		
OCC:		4,910	64.61%		\$19.75	\$8,272.17	\$99,266.00		
OTHER:							\$1,496.52		\$1,496.52
TOTAL:		7,600	SF		\$19.67	\$8,272.17	\$100,762.52		

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# EXPENSES

EXPENSES	2023-2024	COSTS	\$SF
<b>TAXES:</b>			
Real Estate Property Tax		\$29,880.31	\$3.93
<b>TOTAL:</b>		<b>\$29,880.31</b>	<b>\$3.93</b>
<b>INSURANCE:</b>			
Insurance Building		\$4,616.00	\$0.61
<b>TOTAL:</b>		<b>\$4,616.00</b>	<b>\$0.61</b>
<b>MANAGEMENT:</b>			
Management Fee		\$4,963.30	\$0.65
<b>TOTAL:</b>		<b>\$4,963.30</b>	<b>\$0.65</b>
<b>UTILITIES:</b>			
Gas & Electric		\$13,113.09	\$1.73
Water/Sewer		\$1,847.66	\$0.24
<b>TOTAL:</b>		<b>\$14,960.75</b>	<b>\$1.97</b>
<b>REPAIRS &amp; MAINTENANCE:</b>			
Signage		\$362.02	\$0.05
Miscellaneous		\$12,415.50	\$1.63
<b>TOTAL:</b>		<b>\$12,777.52</b>	<b>\$1.68</b>
<b>SERVICE &amp; SERVICE CONTRACT:</b>			
Janitorial		\$3,649.26	\$0.48
Landscaping		\$3,117.00	\$0.41
Snow Removal		\$910.00	\$0.12
<b>TOTAL:</b>		<b>\$7,676.26</b>	<b>\$1.01</b>
<b>SAFETY/INSPECTIONS:</b>			
License and Fees		\$100.00	\$0.01
<b>TOTAL:</b>		<b>\$100.00</b>	<b>\$0.01</b>
<b>GERERAL:</b>			
Professional Services		\$3,103.75	\$0.41
<b>TOTAL:</b>		<b>\$3,103.75</b>	<b>\$0.41</b>
<b>TOTAL EXPENSES:</b>	<b>\$6,506</b>	<b>\$78,078</b>	<b>\$10.27</b>

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2009 W LITTLETON BLVD

LITTLETON, CO 80120



## EXCLUSIVE AGENTS:

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