

# COURTHOUSE OFFICE BUILDING

## 2009 W LITTLETON BLVD | Littleton, CO 80120



**FOR SALE OR LEASE | OFFICE**

<b>BLDG USE:</b>	Office
<b>AVAILABLE SF:</b>	2,690/SF
<b>PRICE:</b>	<b>\$265.00/SF - \$2,014,000</b>
<b>LEASE RATE:</b>	\$19.50-\$20.50/SF
<b>LEASE TYPE:</b>	Full Service
<b>CITY:</b>	Littleton
<b>COUNTY:</b>	Arapahoe
<b>SUBMARKET:</b>	SW Denver
<b>YR BUILT:</b>	1960
<b>BLDG SF:</b>	7,600/SF
<b>PARKING:</b>	Surface
<b>TENANCY:</b>	Multiple Tenant

### PROPERTY OVERVIEW

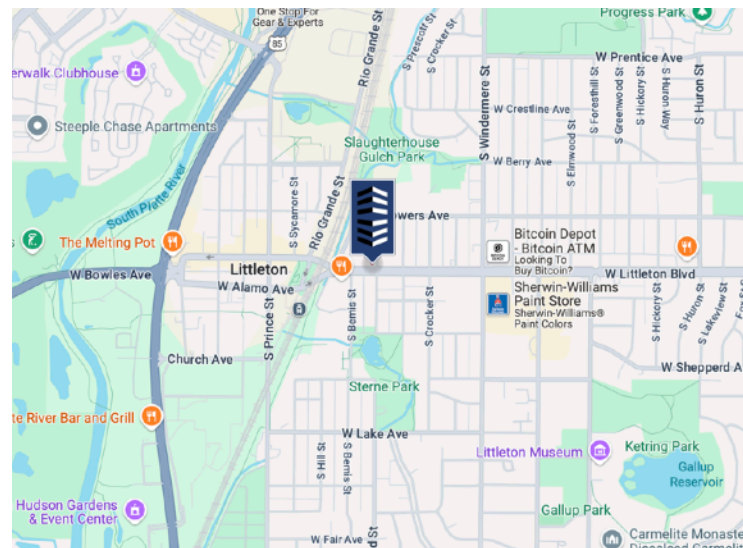
Unique Properties Inc. is pleased to offer The Courthouse Office building for sale at \$2,014,000. This is a unique opportunity to purchase a historic mid-century modern building located in old town Littleton.

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.

### PROPERTY 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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