



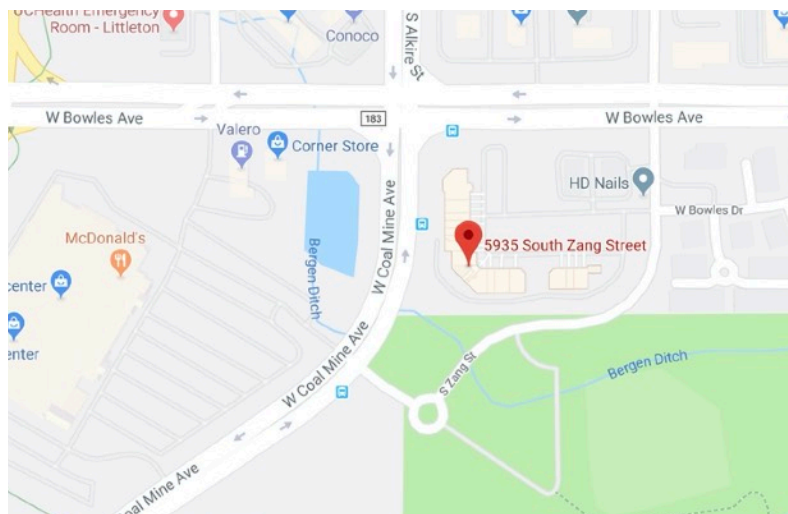
AVAILABLE SF:	2,300-5,500/SF
LEASE RATE:	\$19.50-\$21.50/SF
LEASE TYPE:	Full Service
CITY:	Littleton
COUNTY:	Jefferson
SUBMARKET:	SW Retail
BLDG USE:	Retail/Office
YR BUILT:	2005
BLDG SF:	54,048
# OF BLDGS:	1
PARKING:	4.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

Coal Mine Centre is a mixed use Class A development that is well located near the corner of W Bowles Ave & W Coal Mine Ave. The property offers a mix of restaurants, general retail, and client oriented office that provide services and amenities to the surrounding neighbors. Coal Mine Centre provides plenty of surface parking for tenants, clients, and patrons. The available unit has a "creative" finish with large windows along the West and South side giving the space a lot of natural light. The unit has a private entrance, street visibility, and exterior signage is allowed which will maximize exposure for any professional office, medical office, and retail tenants. The property offers tenants a affordable rate/price for high quality Retail/Office space in the Southwest Metro area.

PROPERTY HIGHLIGHTS

- Quality, New Construction
- Professional Ownership and Management
- Affordable Lease Rates @ \$19.50 - \$21.50/SF
- Professional Office, Medical Office, Retail Use
- Build to Suit opportunity



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