

Lease Availability Report

8122 S Southpark Ln - Park Lane Business Center
 Littleton, CO 80120 - Southwest C-470 Ind Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Class B Flex |
| Tenancy: | Multiple |
| Year Built: | 1986 |
| RBA: | 43,987 SF |
| Floors: | 2 |
| Typical Floor: | 21,993 SF |
| Ceiling Ht: | 14' |

AVAILABILITY

| | |
|------------------|--------------------|
| Min Divisible: | 2,326 SF |
| Max Contig: | 4,653 SF |
| Total Available: | 7,212 SF |
| Asking Rent: | \$10.50/NNN |

EXPENSES PER SF

| | |
|-----------------|----------------------|
| Taxes: | \$2.07 (2017) |
| Opex: | \$3.07 (2017) |
| Total Expenses: | \$5.14 (2017) |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|-------|--------------|------------|-------------|--------------------|-----------|-----------|
| P 2nd | 211 | Office | Relet | 2,559 | 2,559 | 2,559 | \$10.50/NNN | Vacant | 3 - 5 Yrs |
| P 2nd | 200 | Office | Relet | 2,326 | 4,653 | 4,653 | \$10.50/NNN | Vacant | 3 - 5 Yrs |
| P 2nd | 202 | Office | Relet | 2,327 | 4,653 | 4,653 | \$10.50/NNN | Vacant | 3 - 5 Yrs |

SALE

Last Sale: Sold on Sep 30, 2003 for \$3,850,000 (\$87.53/SF)

LOADING

| | | | |
|--------------|-------------|-------------|---------------|
| Docks: | None | Drive Ins: | 8 tot. |
| Cross Docks: | None | Rail Spots: | None |

POWER & UTILITIES

Power: 200a/120-208v 3p

LAND

| | |
|------------|-------------------------|
| Land Area: | 3.69 AC |
| Zoning: | PD-I |
| Parcel | 2077-33-4-05-012 |

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TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo; Ratio of 0.60/1,000 SF

Airport: 38 minute drive to Denver International Airport

Walk Score ®: Car-Dependent (19)

Transit Score ®: Some Transit (28)

KEY TENANTS

| | | | |
|--------------------------|-----------|----------------------|----------|
| Unicircuit Inc | 25,972 SF | Mad Sports Stuff | 5,121 SF |
| Red Hawk Fire & Security | 2,206 SF | Nike Engineering LLC | 1,548 SF |
| Jennison Service Company | 907 SF | | |