

OFFICE FOR LEASE

8022 S Grant Way, Littleton, CO 80122



LEASE RATE
\$18/SF
(FULL SERVICE)



SPACE AVAIL.
3,400 SF



ZONING
BC

SUMMARY

This comfortable office space, constructed in 1999, is now available for sublease in a quiet and affluent area between Littleton and Highlands Ranch. Conveniently located within walking distance of the Market at South Park and with easy access to CO-470, the property offers both seclusion and connectivity. Nestled in a desirable business district, this space features excellent natural lighting, covered outdoor picnic areas, and easy access to shops and restaurants, making it an ideal location for both productivity and employee satisfaction. Take advantage of this opportunity to sublease in one of the area's most sought-after neighborhoods.

HIGHLIGHTS

- Seven Private Offices
- Spacious Bullpen
- Kitchen Area
- Two Restrooms
- Private Entrance
- Dedicated Parking
- Secure Entry

NORTHPEAK TEAM

DAVID RAY
Advisor

720-990-3395

David.R@NorthPeakCRE.com

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POPULATION	2 MILES	5 MILES	10 MILES
2020	46,665	253,130	843,585
2024	47,752	252,635	842,984
Median Age	43	42	39
Bachelor's Degree or Higher	56%	5%	51%

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2020	19,149	98,218	346,437
2024	19,778	98,228	346,279
INCOME	2 MILES	5 MILES	10 MILES
Average Household Income	\$133,721	\$145,120	\$125,168
Median Household Income	\$112,251	\$119,551	\$97,432

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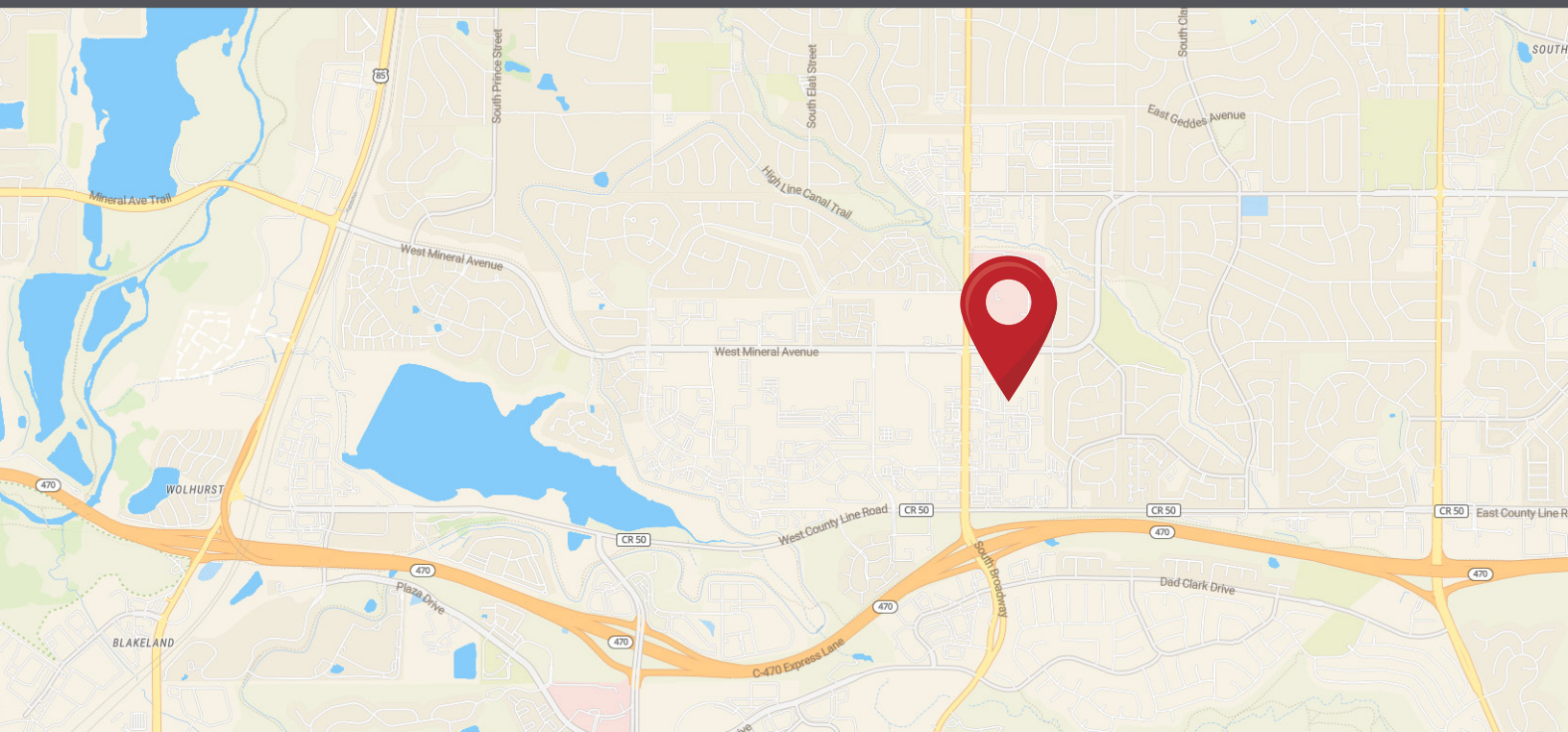
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