

# Littleton Office Space For Lease

8500 W. Bowles Ave., Littleton, CO 80123



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**For Lease: From \$19.50/SqFt/yr FSG**

## CURRENT AVAILABILITY

### Suite 210

**Size:** 1,831± SF  
**Layout:** Five (5) private offices, and a conf. room.

### Suite 303

**Size:** 264± SF  
**Layout:** Rectangle interior unit.  
 Available: May 2026  
**Lease Rate:** \$500/month

### Suite 305

**Size:** 1,996± SF  
**Layout:** Two (2) dental operatories with four perimeter offices.

## PROPERTY SUMMARY

Quality general office suites located in the southwest metro Denver submarket. Available suites are 2nd & 3rd floor units with nice views. Lots of nearby retail and restaurant amenities, with Southwest Plaza located across Bowles Ave. Wells Fargo Bank is on-site in the building lobby. Located just west of the Wadsworth Blvd./W. Bowles Ave. intersection. Parking - 4.2:1,000.

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**Brokerage Disclosure  
to Buyer**

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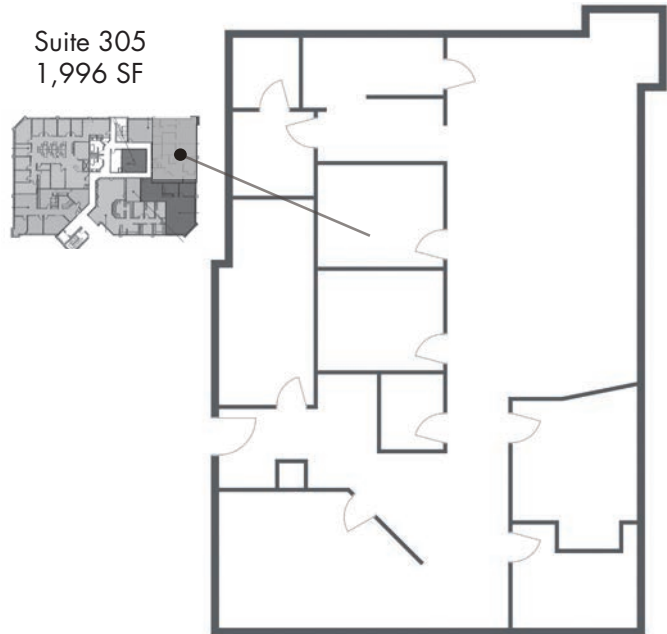
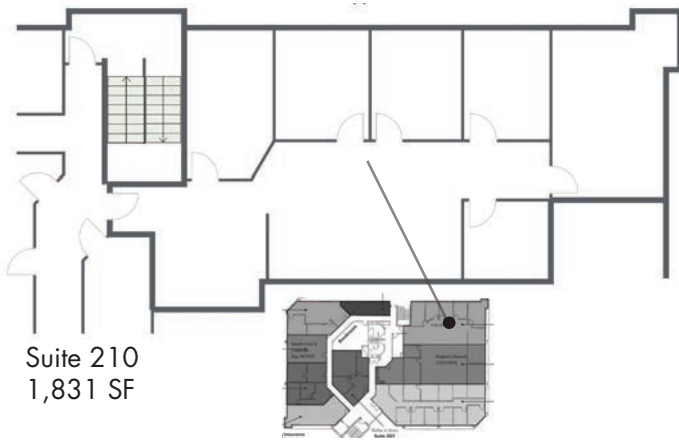
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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Floorplans provided as a visual reference only.



Suite 303  
264 SF  
Available May 2026

View of Southwest Plaza across the street.



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