

WESTERRA CREDIT UNION FOR LEASE

8906 W. Bowles Ave., Littleton, CO 80123



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Main Floor Bank Space	
For Lease:	\$17.00/SF Modified Gross
Available: July 31, 2024 Occupancy	6,882± SF - Eight perimeter offices, conference room, vault, three-bay teller line.
Suite 210:	\$17.00/SF Modified Gross, 1,024±SF, reception and 3 perimeter offices

Basement Level	
For Lease:	\$8.00/SF Modified Gross
Available:	1,463± SF - Basement suite offers in-suite bathroom and shower, large garden level windows and a common break room/conference room at bargain rates.

- ◆ Attractive building across from Southwest Plaza Mall
- ◆ Exceptional access to Kipling, C-470 and southwest Littleton
- ◆ Abundant nearby retail and restaurant amenities

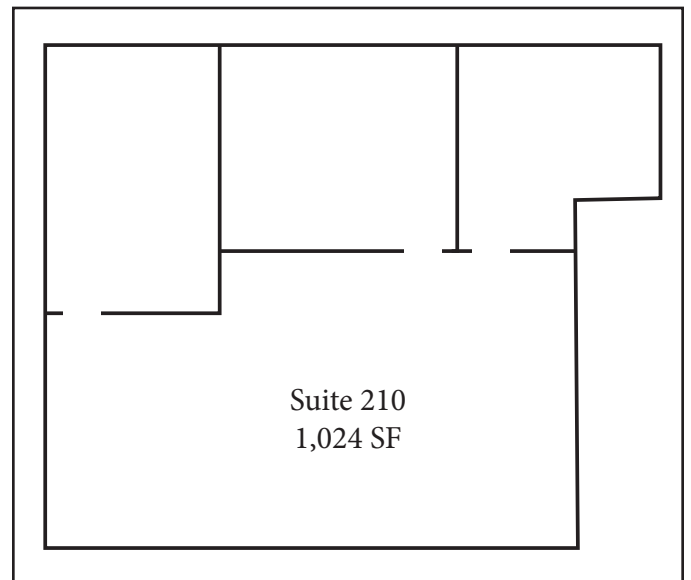
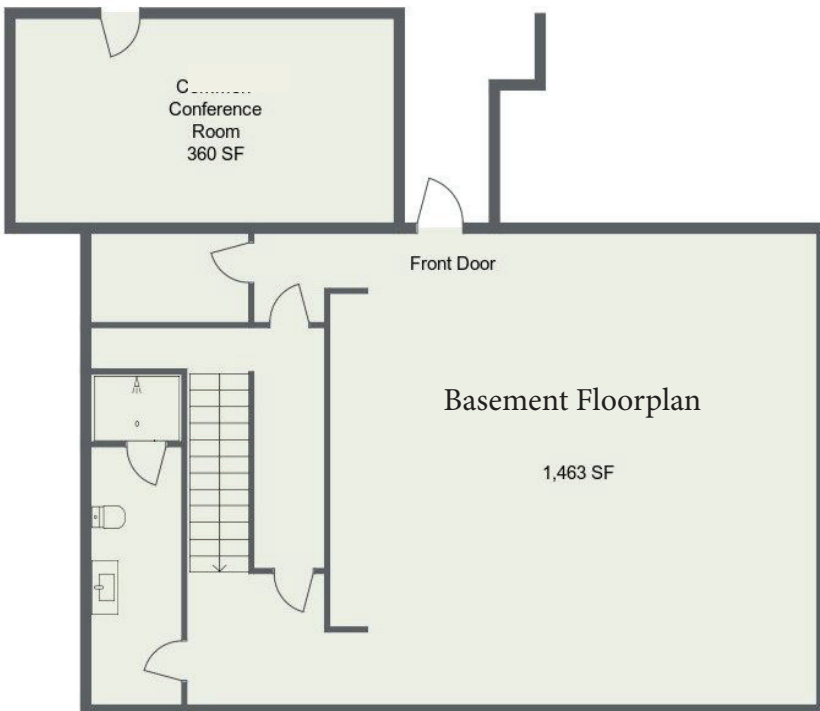
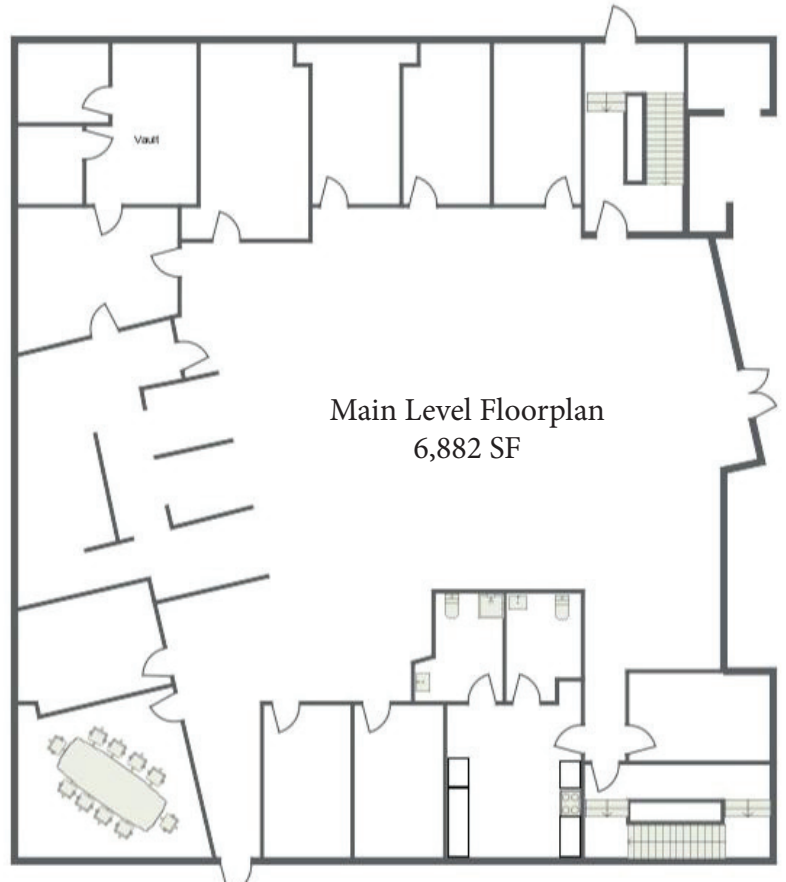
- ◆ On the RTD bus line
- ◆ Modified Gross lease, tenant responsible for in-suite janitorial

Fuller Real Estate
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Floorplans provided as a visual reference only and may not be completely accurate.