

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

WESTERRA CREDIT UNION FOR LEASE

8906 W. Bowles Ave., Littleton, CO 80123



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Building:	14,549± SF
YOC:	1985
Parking Ratio:	4.5:1000
Parking:	65 Spaces

- ◆ 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

CURRENT AVAILABILITY

Main Floor Bank Space

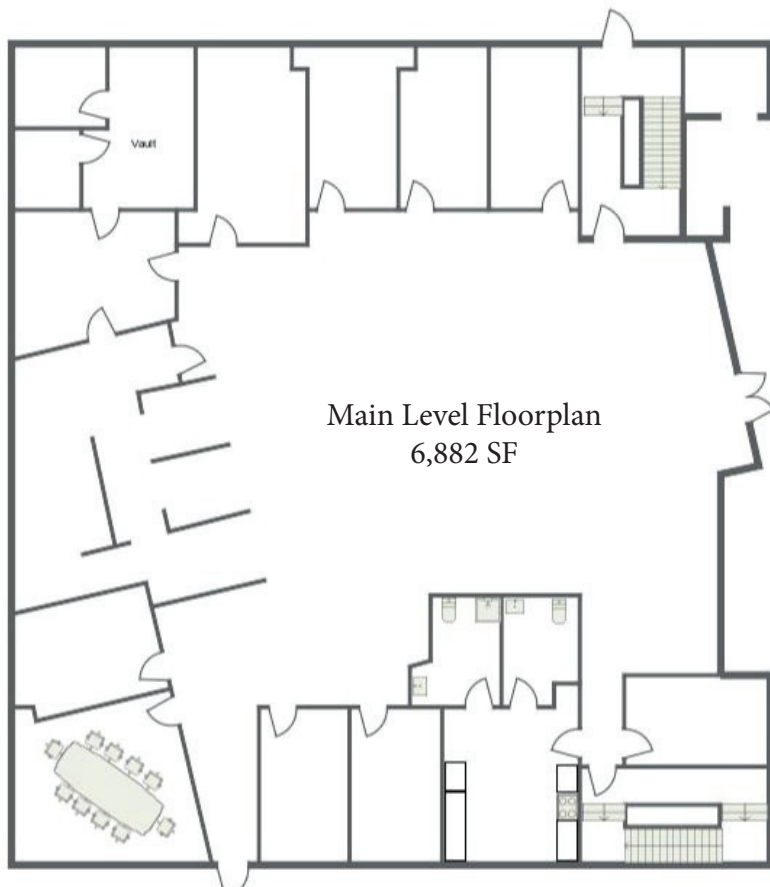
For Lease:	\$17.00/SF Modified Gross
Available: July 31, 2024 Occupancy	6,882± SF - Eight perimeter offices, conference room, vault, three-bay teller line.

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