



# WESTERRA CREDIT UNION FOR LEASE

8906 W. Bowles Ave., Littleton, CO 80123



<b>Building:</b>	14,549± SF
<b>YOC:</b>	1985
<b>Parking Ratio:</b>	4.5:1000
<b>Parking:</b>	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

<b>For Lease:</b>	\$17.00/SF Modified Gross
	6,882± SF - Eight perimeter offices, conference room, vault, three-bay teller line.

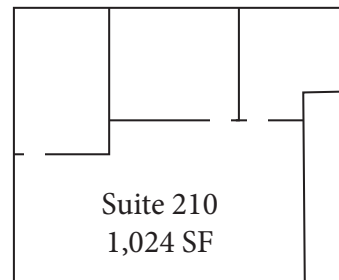
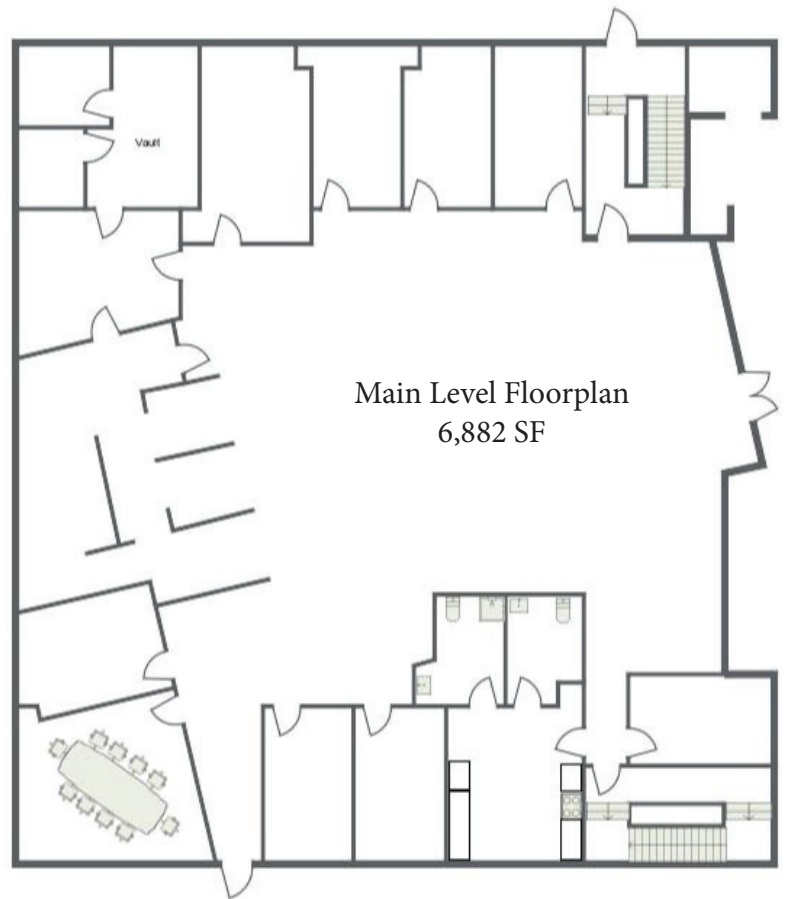
<b>Suite 210:</b>	\$17.00/SF Modified Gross, 1,024±SF, reception and 3 perimeter offices. <i>Available May 1, 2025</i>
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Floorplan provided as a visual reference only and may not be completely accurate.