WESTERRA CREDIT UNION FOR LEASE

8906 W. Bowles Ave., Littleton, CO 80123





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

	Main Floor Bank Space
For Lease:	\$17.00/SF Modified Gross
	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. Available May 1, 2025

CURRENT AVAILABILITY

Fuller Real Estate (303) 534-4822

Click for Brokerage Disclosure John Becker (720) 287-5414 direct (303) 888-7909 mobile JBecker@FullerRE.com Mike Haley 287-5408 direct

(720) 287-5408 direct (720) 309-3413 mobile MHaley@FullerRE.com

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5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



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