

WESTERRA CREDIT UNION FOR LEASE

8906 W. Bowles Ave., Littleton, CO 80123



For Lease: \$17.00/SF MG

BUILDING OVERVIEW

Building SF:	14,549± SF
YOC:	1985
Parking:	65 Surface Spaces (Ratio 4.5/1,000)

CURRENT AVAILABILITY

Main Floor Bank Space:	\$17.00/SF Modified Gross
	6,882± SF - Eight perimeter offices, conference room, vault, three-bay teller line.

PROPERTY HIGHLIGHTS

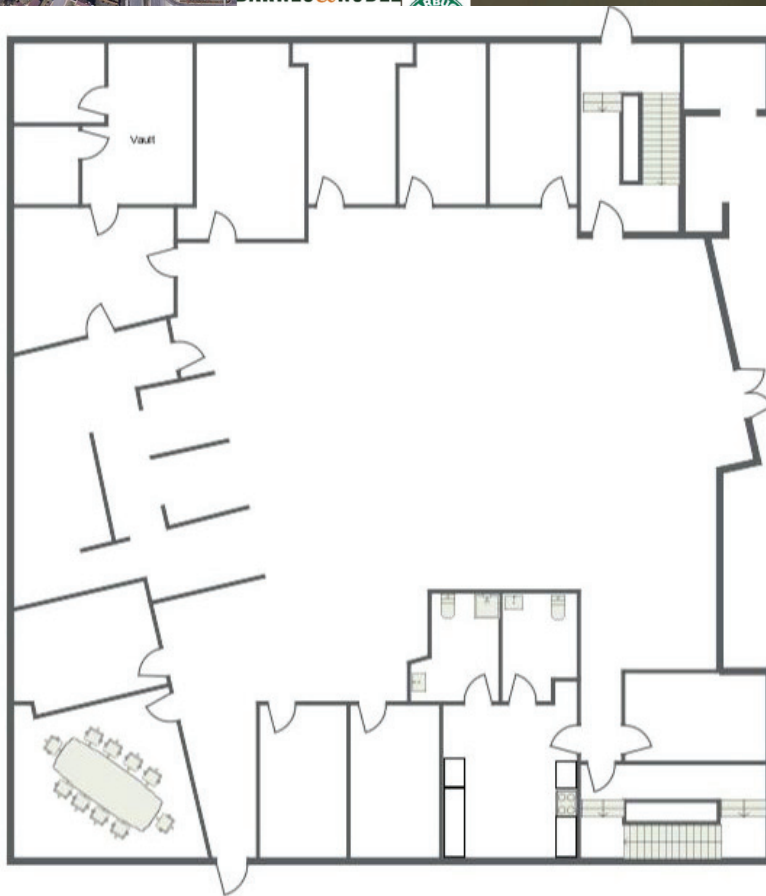
- Attractive building across from Southwest Plaza Mall
- Exceptional access to Kipling, C-470 and southwest Littleton
- Abundant nearby retail and restaurant amenities
- On the RTD bus line
- Modified Gross lease, tenant responsible for in-suite janitorial

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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Main Level Floorplan
6,882 SF

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