

# Coal Mine Office Centre for Lease

5935 S Zang St, Littleton, CO 80127



www.FullerRE.com



**For Lease: \$24.50/SF Full Service**

## BUILDING OVERVIEW

<b>Building SF:</b>	21,533± SF - Office 31,248± SF - Retail
<b>Lot Size:</b>	5.53± Acres
<b>YOC:</b>	2004
<b>Parking:</b>	317 Surface Spaces (Ratio 6:1,000)
<b>Lease Rate:</b>	\$24.50/SF Full Service

Quality mixed-use property with one available office suite. Excellent highway proximity at C-470 and Bowles Ave. Beautiful modern suite with retail amenities onsite.

## CURRENT AVAILABILITY

<b>Suite 295:</b>	2,206± RSF - This suite features a reception area, bullpen, galley and four perimeter offices.
-------------------	--

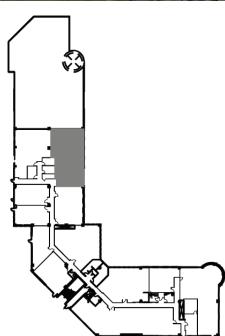


**Fuller Real Estate**  
(303) 534-4822

**Brokerage Disclosure  
to Tenant**

**John Becker**  
(720) 287-5414 direct  
(303) 888-7909 mobile  
JBecker@FullerRE.com

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



Proximity Plan

**Suite 295  
2,206 RSF**

