

Premier SW Location - For Lease Wells Fargo Professional Center

8500 W. Bowles Avenue, Littleton, CO 80123



COMMERCIAL REALTY LLC



WELLS FARGO PROFESSIONAL CENTER

This three-story office building is conveniently located at S. Wadsworth Blvd. and W. Bowles Avenue across the street from Southwest Plaza Mall and within a 7-iron of Bowles Crossing Shopping Center. The project's visibility and access are unsurpassed.

Property Features

- Convenient location and visibility
- Adjacent to a plethora of Retail including:

Macy's	Chili's Grill & Bar	Subway
Dillard's	Cozzoli's Pizza	Charley's Steakery
JCPenny	Panera Bread	Chick-fil-A
Sears	Tokyo Joe's	Cali Burgers
Super Target	Renzios	Habanero Mexican Grill
- Great street signage visible by over 35,000 cars per day
- Common area Kitchen/Breakroom and outdoor picnic area
- Small to medium suites, Ready-To-Go!
- Responsive Property Management and Ownership

LEASING AGENT:

Randy Swearingen

O 720-274-9800 ext. 3

C 303-521-7354

randy@adcomrealty.com

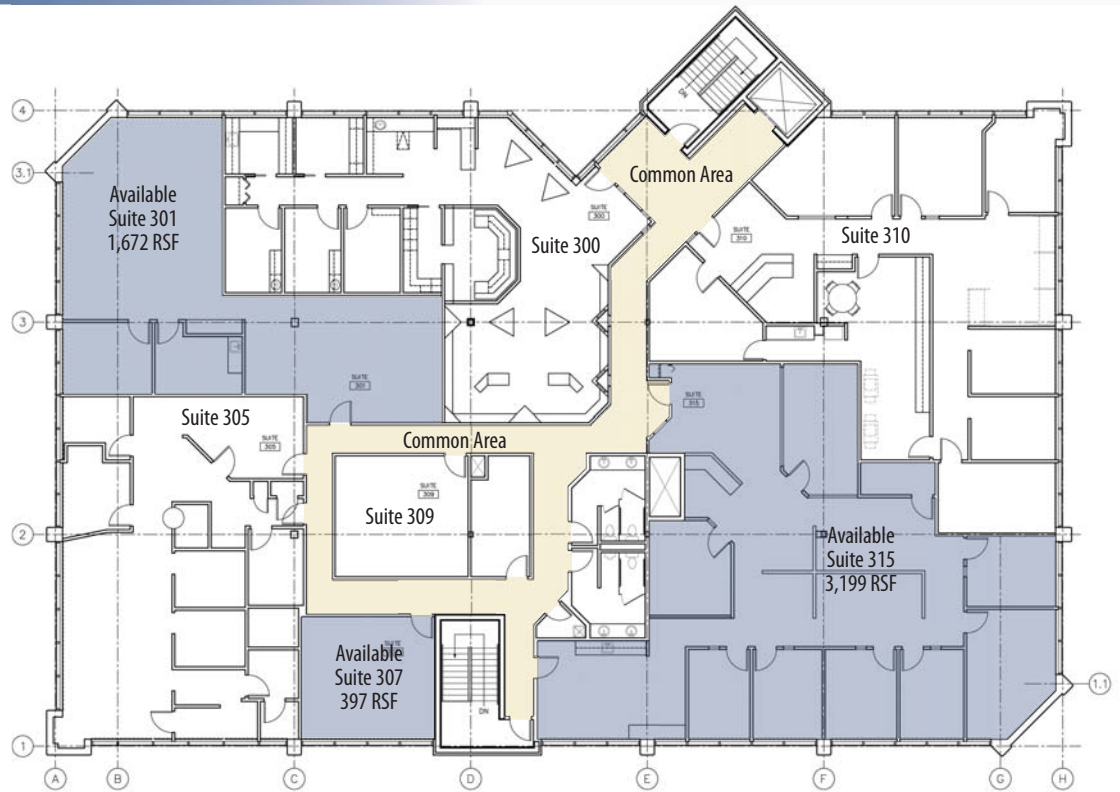


COMMERCIAL REALTY LLC

ADVISOR COMMERCIAL REALTY LLC
383 Inverness Parkway, Suite 470
Englewood, CO 80112

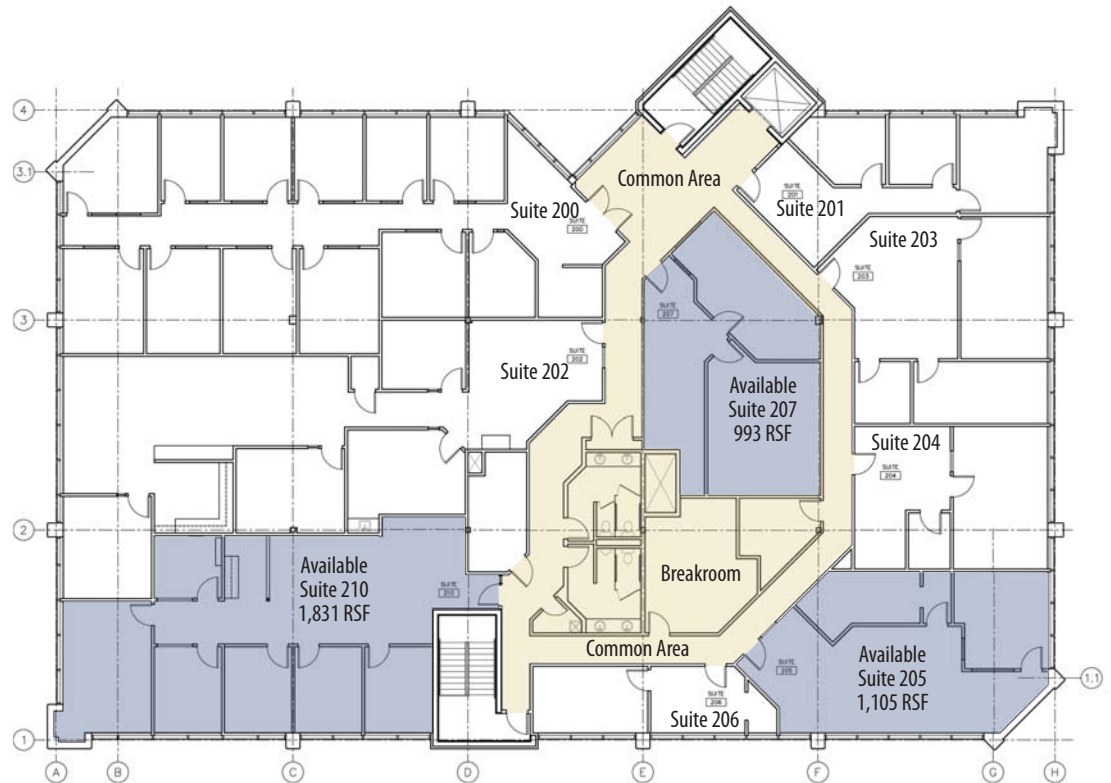
3rd Floor

- Suite 301 - 1,672 RSF
- Suite 307 - 397 RSF
- Suite 315 - 3,199 RSF



2nd Floor

- Suite 205 - 1,105 RSF
- Suite 207 - 993 RSF
- Suite 210 - 1,831 RSF



Space Available:

398 - 3,200 RSF

Lease Rate:

Negotiable

Parking:

4.29 cars per every 1,000 SF

Building Size:

36,656 SF

Lease Term:

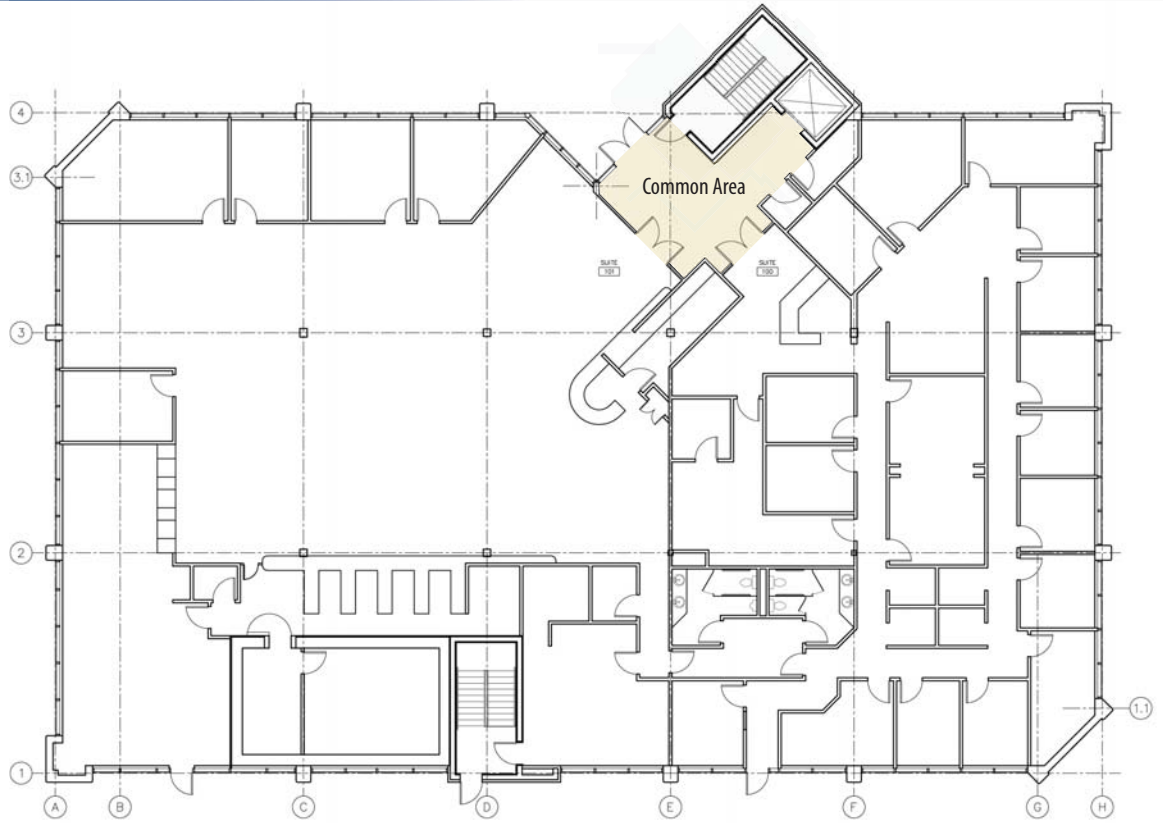
3 - 5 years

YOC:

1984



1st Floor
 • Leased



Listing Agent: Randy Swearingen
 M 303-521-7354
 O 720-274-9800 ext. 3

ADVISOR COMMERCIAL REALTY LLC
 383 Inverness Parkway, Suite 470
 Englewood, CO 80112

