

# MEDICAL/OFFICE SPACE FOR LEASE

191 E. Orchard Rd., Littleton CO 80121



Building Size: 28,529/SF  
Total Available: 14,892/RSF  
Lease Rate: \$20.00/RSF/Year Full Service  
Parking: 4.40/1,000  
Stories: Three

### Features:

- Convenient location close to Littleton, Swedish and Porter Hospitals
- Excellent Visibility & Easy Access on Broadway & Orchard Road
- Ample parking
- On-site Pharmacy
- Strong Demographics
- Mountain Views
- Medical and Office Space
- Walk to Stores & Restaurants
- Generous Tenant Improvement Allowance



MEDICAL OR OFFICE SPACE FOR LEASE



SHELDON • GOLD REALTY INC.  
commercial real estate services

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Mary Brewer, President

NBR Services, Inc.

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191 E. Orchard Rd. #A

Littleton CO 80121

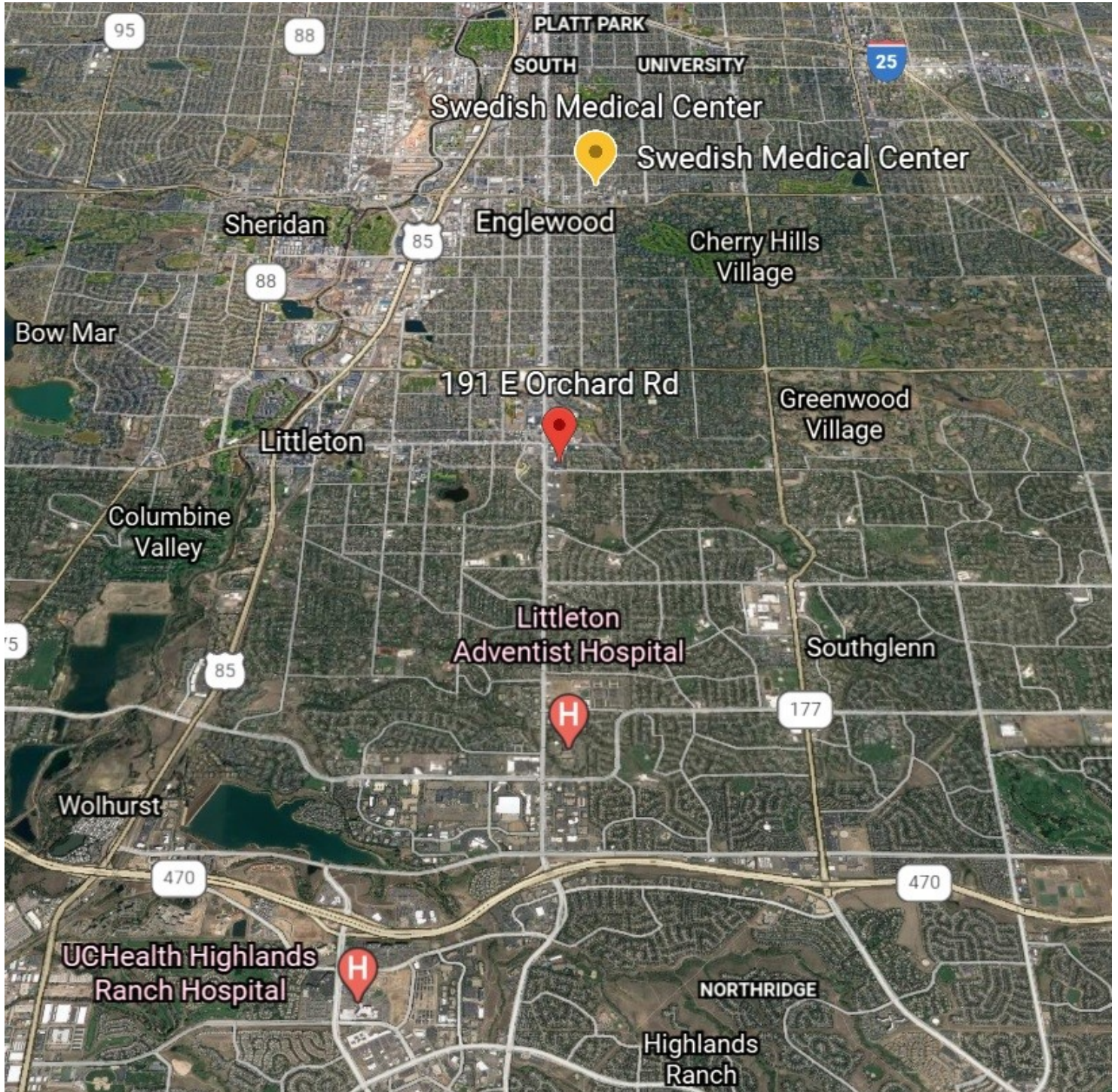
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Littleton CO 80121



# SECOND FLOOR PLAN

2nd Floor  
Total Available 6,911/RSF

Suite 201  
1,159/RSF

Suite 205  
496/RSF

Suite 206  
1,802/RSF



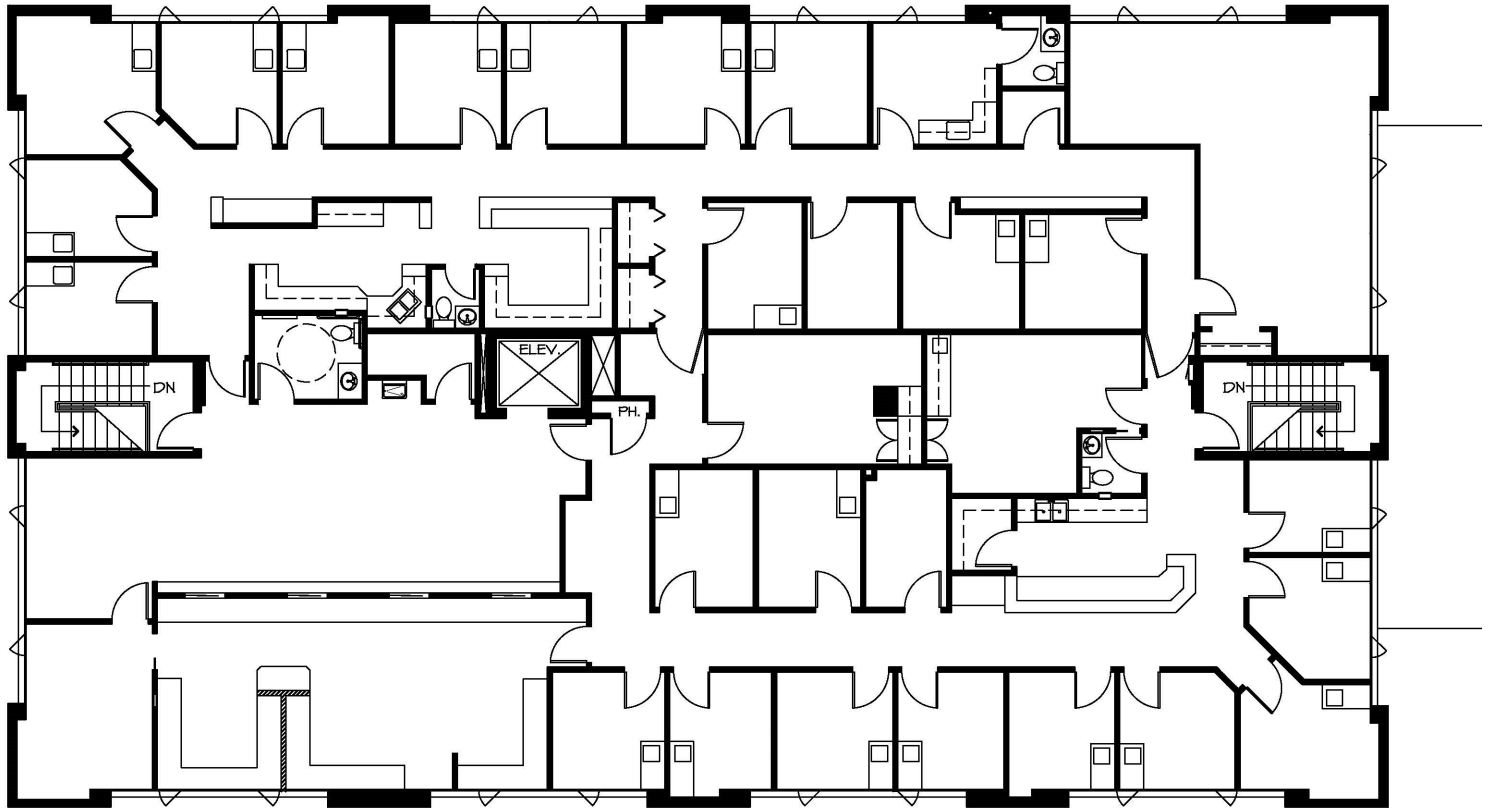
Suite 200  
3,454/RSF

ORCHARD MEDICAL BUILDING  
191 EAST ORCHARD ROAD  
SECOND FLOOR

SECOND FLOOR

# THIRD FLOOR PLAN

Suite 300  
7,891/RSF



ORCHARD MEDICAL BUILDING  
191 EAST ORCHARD ROAD  
THIRD FLOOR

THIRD FLOOR