



# Deer Creek Technology Center - DCTC

10822 W Toller Dr, Littleton, CO 80127

# DESIRABLE AMENITIES

- SHOWERS
- SPACIOUS LOBBY
- 24 HOUR ACCESS
- ALL NEW LEASES COME WITH FREE LED UPGRADES
- OUTDOOR EATING AREA
- 2 ELECTRIC CHARGING STATIONS
- RECENTLY RENOVATED BATHROOMS



# TENANT FINISH

HIGH-END, MODERN RENOVATION PACKAGES AVAILABLE





## DRIVE TIMES TO

- HWY 470 - 3 MINUTES
- HWY 285 - 10 MINUTES
- I-70 - 15 MINUTES
- DTC - 20 MINUTES
- DOWNTOWN - 30 MINUTES
- DIA - 45 MINUTES



## A SENSE OF COMMUNITY

QUIET CAMPUS SETTING WITH EASY ACCESS TO THE MOUNTAINS VIA 285



\*DTC is optimally located at the center of Lockheed Martin's southwest Denver corridor

# COVID-19 CONSCIOUS LANDLORD

- Touchless bathroom fixtures
- Temperature checks for all guests
- Touchless entry
- On-site building engineer



## NEARBY AMENITIES



### Nearby Hotels

Homewood Suites by Hilton, Hampton Inn & Suites, and Holiday Inn Express & Suites



### Southwest Plaza Mall

Target, Dillards, Bad Daddy's Burger, JCPenny, SeaQuest Littleton



### Jefferson Village

Safeway, PetSmart, Kohl's, Chick-fil-A, Qdoba, Chili's, and Noodles and Company



### Lockheed Martin Deer Creek

### Lockheed Martin Space Headquarters



### Chatfield State Park

**TYPICAL FLOORS ARE 23,697 SF**



# LARGE BLOCK. LARGE OPPORTUNITIES.

## CURRENT AVAILABILITIES

SUITE 120	2,581-9,578 RSF	Available Immediately
SUITE 150	2,169 RSF	Available Immediately
SUITE 250	2,520 RSF	Available Immediately

**\$22.00 / RSF FSG**

\*SUITES 120 AND 150 CAN BE COMBINED FOR UP TO 9,578 RSF

## BUILDING FEATURES

BUILDING SIZE	71,091 SF	PARKING	5.00 / 1,000
STORIES	3	CORE FACTOR	12%
YOC	1999	CONNECTIVITY	Fiber

## FOR MORE INFORMATION, PLEASE CONTACT:

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