

FOR SALE

Littleton, Colorado

OFFICE/FLEX CONDOS

City / County: Littleton / Arapahoe

Zoning: PDI (Planned Development Industrial)

MIE Properties is planning this 24,900 SF multi-tenant office/flex project for condo sales at The Ridge at SouthPark. The project is located between Broadway and Santa Fe just south of Mineral Avenue in the high demand southwest market. Anticipated completion is **August 2007**.

Building/Unit Standard Finishes:

- Clear aluminum frames and green solex storefront glass
- Demising walls included
- 14' clearance
- 208 Volt, 200 Amp, 3 Phase/per Buyer per Condo Unit
- Plumbing stubbed to units
- 10' x 12' drive-in doors
- Building sprinklered (shut off valve, flowswitch and alarm provided by Buyer)
- HVAC and rooftop curbs provided by Buyer
- Parking ratio is 4.6 spaces per 1,000 SF

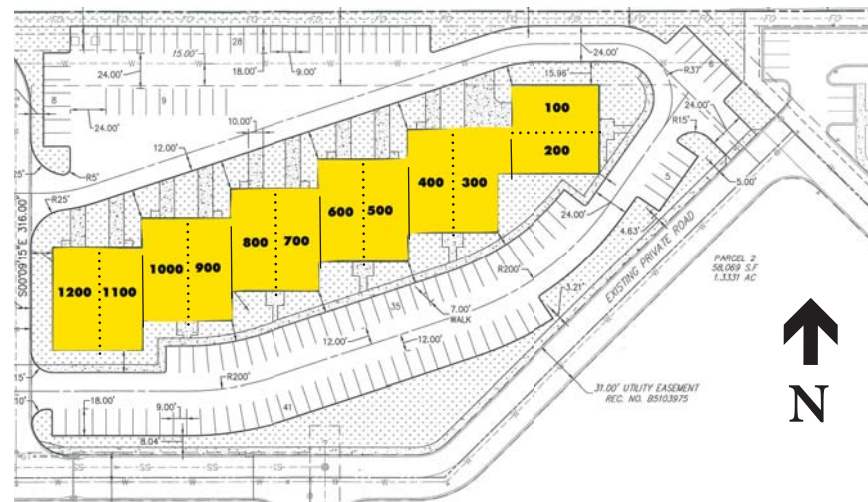
Building Size: 24,900 SF
Divisible: 2,100 SF
Total Size: 3.16 Acres
Construction: Masonry (brick on block)

FOR MORE INFORMATION, CONTACT:

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**The Ridge
at SouthPark**



Ridge at Southpark - Parcel 8 Unit Pricing

End Units	\$135/SF (minimum purchase of 2 units)
One Unit	\$130/SF
Two Units	\$129/SF
Three Units	\$128/SF
Four Units	\$127/SF
Five Units	\$126/SF
Six Units	\$125/SF
Seven Units	\$124/SF
Eight Units	\$123/SF
Nine Units	\$122/SF
Ten Units	\$121/SF
Eleven Units	\$120/SF

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