

# Beautiful 5,100 Office/Industrial Space

5,100  
SQUARE FEET  
\$6,800.00  
RENT

\$16.00 /yr  
RENT / SF

(310) 779-7000  
www.pininv.com



## PROPERTY ADDRESS

8020 Shaffer Parkway - Unit 300  
Littleton, CO 80127

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **7/1/25**

## DESCRIPTION

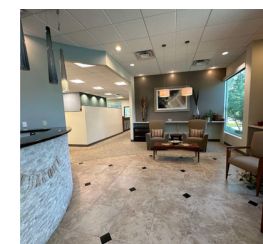
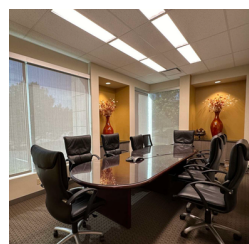
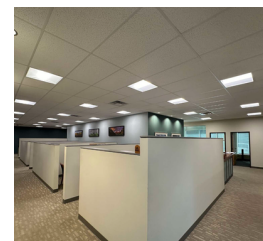
Located in Ken Carl Business Park this office space is perfect for someone looking for 3,500-5,100SF-square-foot professional office condo in Littleton, built in 2004 and featuring high-quality construction with flexible office configurations.

Located within the Jefferson County Enterprise Zone, offering potential state income tax credits for qualifying office users. Positioned in the Southwest C-470 office submarket, which has maintained low vacancy rates for sub-50,000 SF properties (4.8% in Q4 2023) and steady annual rent growth of 5.1%. Just 24 miles southwest of Downtown Denver with immediate access to Highway 470, in a growing metro area supported by strong demand from professional services, healthcare, and tech industries.

Owner willing to reconfigure and add improvements as required for specific needs. Rate may change.

## RENTAL TERMS

|                  |         |
|------------------|---------|
| Rent             | \$6,800 |
| Security Deposit | \$0     |
| Application Fee  | \$45    |



View this listing online:

