



Property Specifications

**8321 Sangre de Cristo Road
Littleton, CO 80127**

Building Size:	20,936 SF Gross (per Jefferson County)
Net Rentable Area:	17,969 RSF
1 st Floor:	7,134 RSF
2 nd Floor:	5,692 RSF
3 rd Floor:	5,143 RSF
Land Area:	.943 acres
Occupancy:	8 Tenants = 100% Occupied
Year Built:	2007
Stories:	Three
Parking Spaces:	3.5/1,000 RSF
Fire Suppression:	Sprinklered
HVAC:	Three Rooftop Units
Roof System / Age:	Small Membrane / Asphalt Shingles / 2007
Elevator:	One
Zoning:	P-D Planned Development District
Jurisdiction:	Unincorporated Jefferson County
Owner Association:	Ken-Caryl Ranch Master Association and Ken-Caryl Ranch Office Park Association
Property Taxes / Year:	\$48,992 / 2023
Sale Price: \$ - (Gross SF)	\$2,250,000 / \$110

This information is for reference purposes only. It is the buyer's responsibility to verify the accuracy of this information and to confirm the current condition of the property.