

FOR LEASE \$18 SF/YR

KEN CARYL RANCH

WELLS FARGO BUILDING



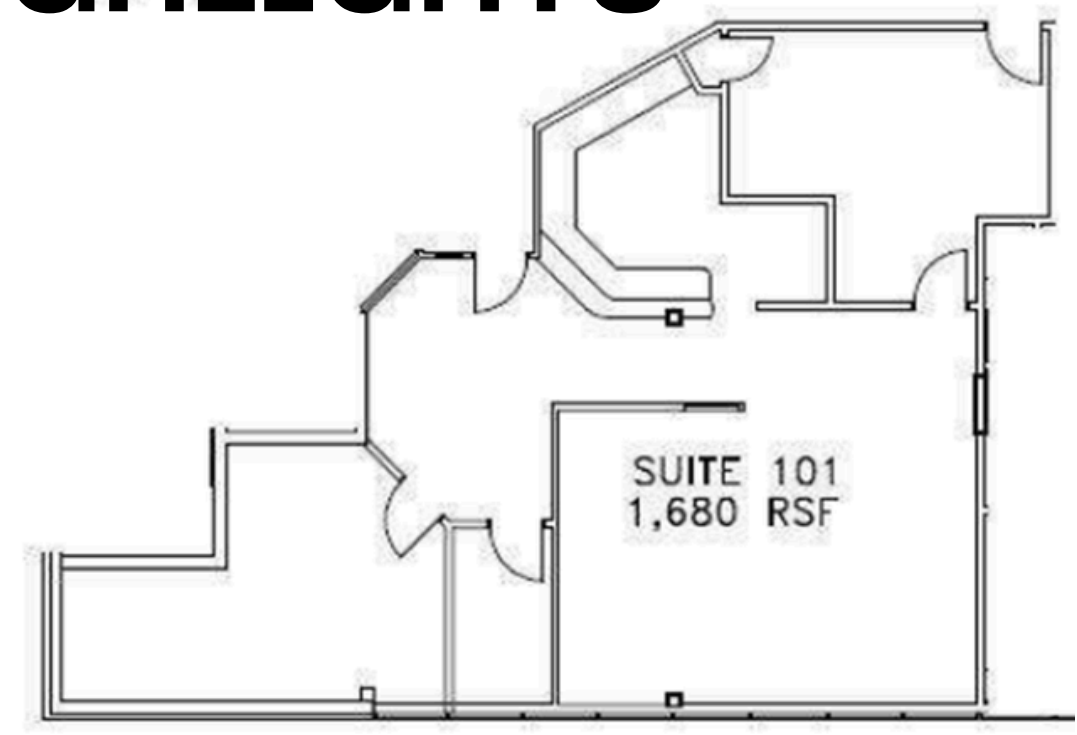
10288 W. CHATFIELD AVE. LITTLETON, CO 80127

We are excited to offer two premium office spaces available for lease, each designed to enhance your work environment and boost productivity. Whether you're a growing startup or an established company looking to relocate, these office spaces offer the perfect blend of functionality and aesthetics. Don't miss the chance to elevate your business in a setting designed for success. Benefit from a well-established business community of tenants, consisting of medical professionals, financial industries and anchored by Wells Fargo with a professional property management team dedicated to excellence. Plenty of parking spots available for both you and your visitors. Large windows allow for plenty of natural light, creating a bright and inviting work atmosphere.

Available SF	• 1,680 - 1,723 SF
Year Built	• 1985
Building SF	• 23,379 SF
Lot Size	• 1.66 Acres
Parking	• 94/4:1,000
Stories	• 3
Class	• B
Tenancy	• Multiple
Subtype	• Traditional Office, Medical Office



AVAILABILITY HIGHLIGHTS

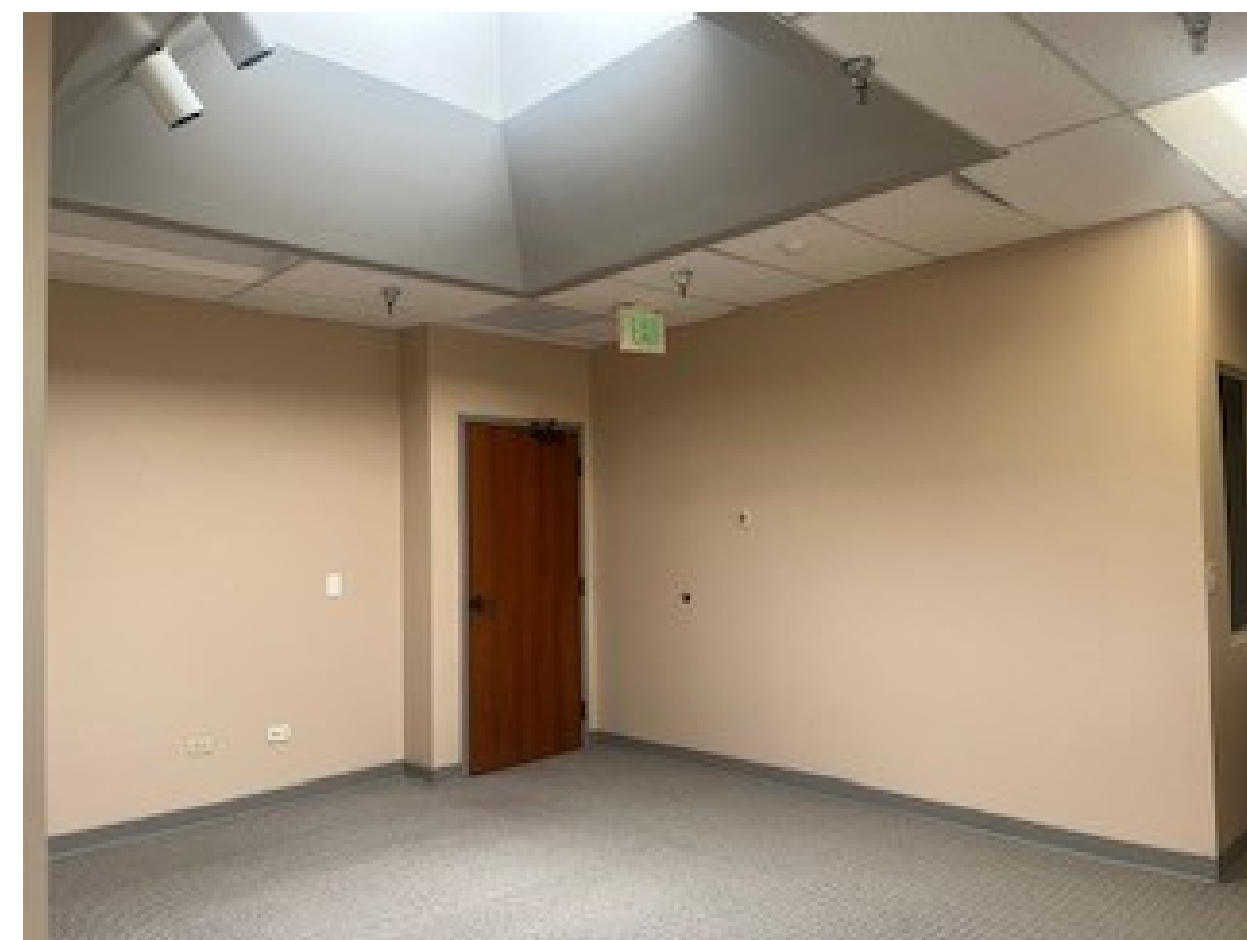


Unit 101

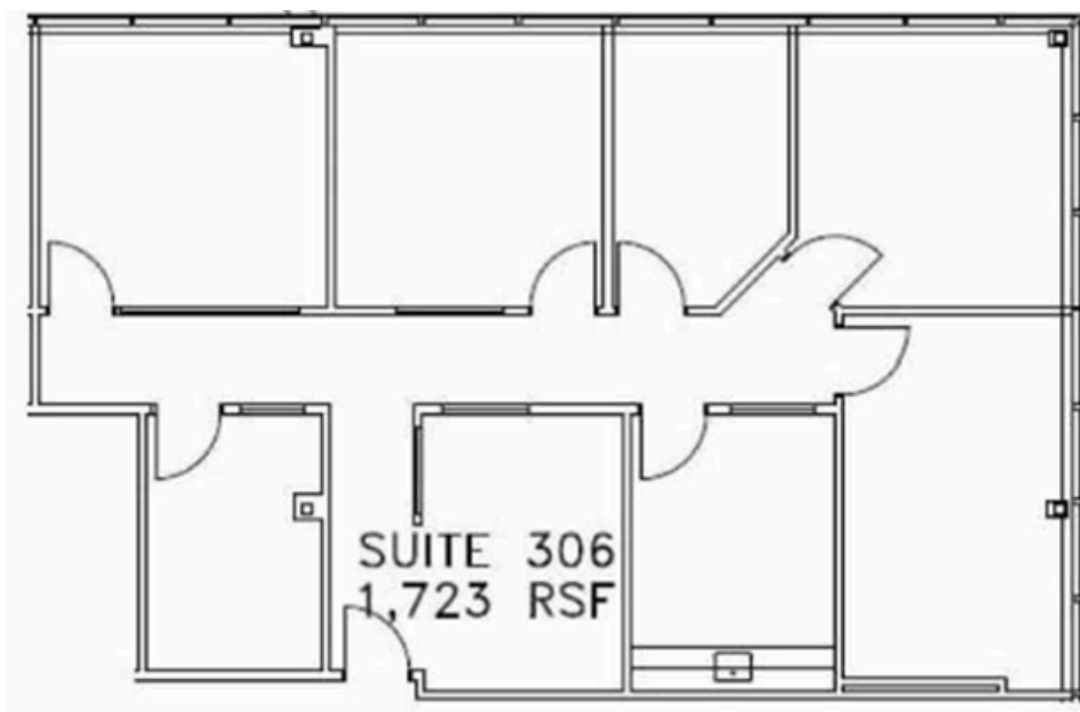
- 1680 SF
- 2 Private Offices
- Reception Area
- Bull Pen



Danielle Amolsch
 702-279-9975
 danielle@pinefinancialgroup.com



AVAILABILITY HIGHLIGHTS



Unit 306

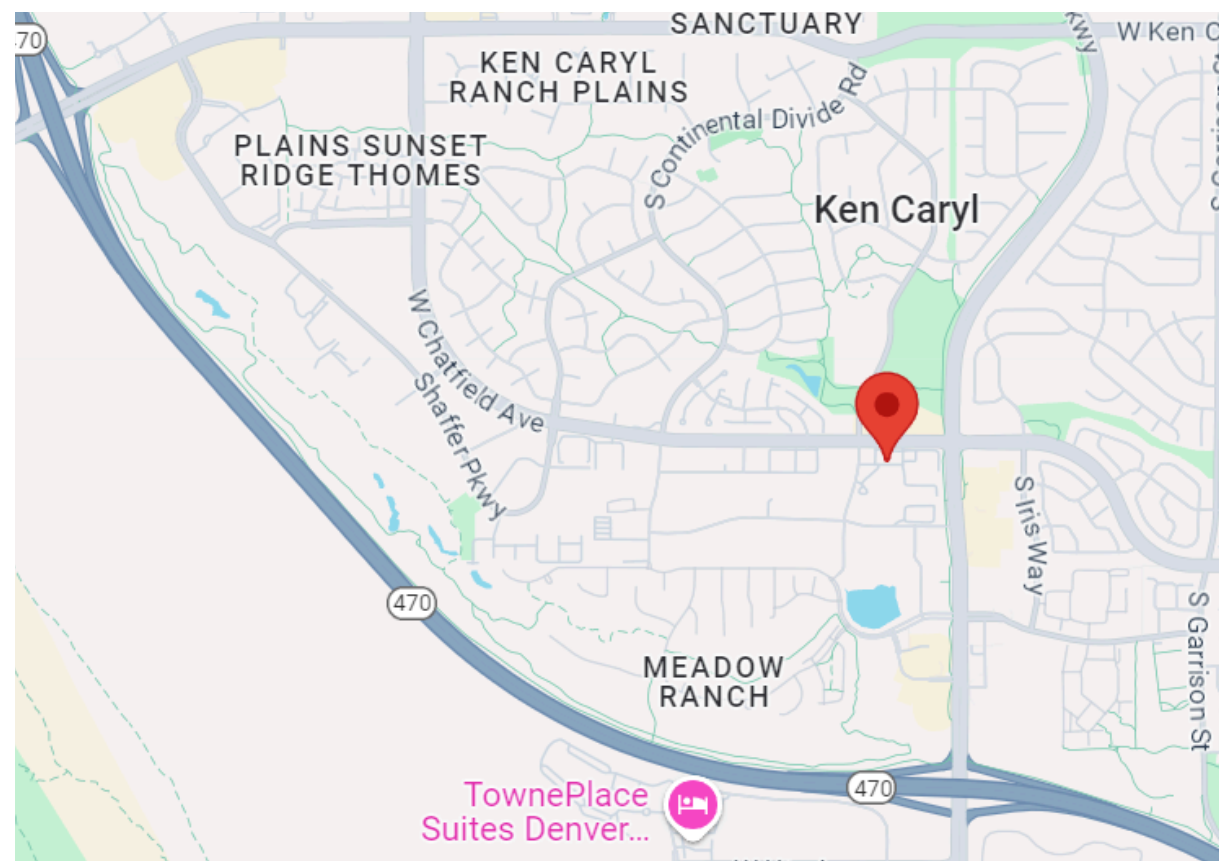
- 1,723 SF
- Front Room
- Sky Lights
- 6 Private Offices
- Break Room



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Location * Location * Location

- Conveniently located in Ken Caryl Ranch
- East of S Kipling on W Chatfield Ave
- Great Access to the Metro Beltway at C-470



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