

# MULTI-TENANT MEDICAL/OFFICE INVESTMENT OPPORTUNITY

# FOR SALE



## KEN CARYL BUSINESS CENTER

7761 SHAFFER PKWY, LITTLETON, COLORADO 80127

|                       |                        |
|-----------------------|------------------------|
| <b>LISTING PRICE</b>  | \$4,750,000 (\$156/SF) |
| <b>BUILDING SIZE:</b> | 30,447 SF              |
| <b>LOT SIZE:</b>      | 2.51 AC/109,336 SF     |
| <b>ZONING:</b>        | P-D                    |
| <b>YOC:</b>           | 2000                   |

## BROKER CONTACTS

**GREG TITUS**  
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## INVESTMENT HIGHLIGHTS



PROFESSIONAL  
BUSINESS PARK  
SETTING



QUICK ACCESS TO  
C-470 AND ENTIRE  
SOUTHWEST METRO  
DENVER MARKET



PROXIMITY  
TO EXECUTIVE  
AND EMPLOYEE  
HOUSING



OVER 60%  
MEDICAL  
TENANCY



RECENT CAPITAL  
EXPENDITURES



AMPLE  
PARKING



BEAUTIFUL  
FOOTHILLS  
VIEWS



STRONG  
DEMOGRAPHICS

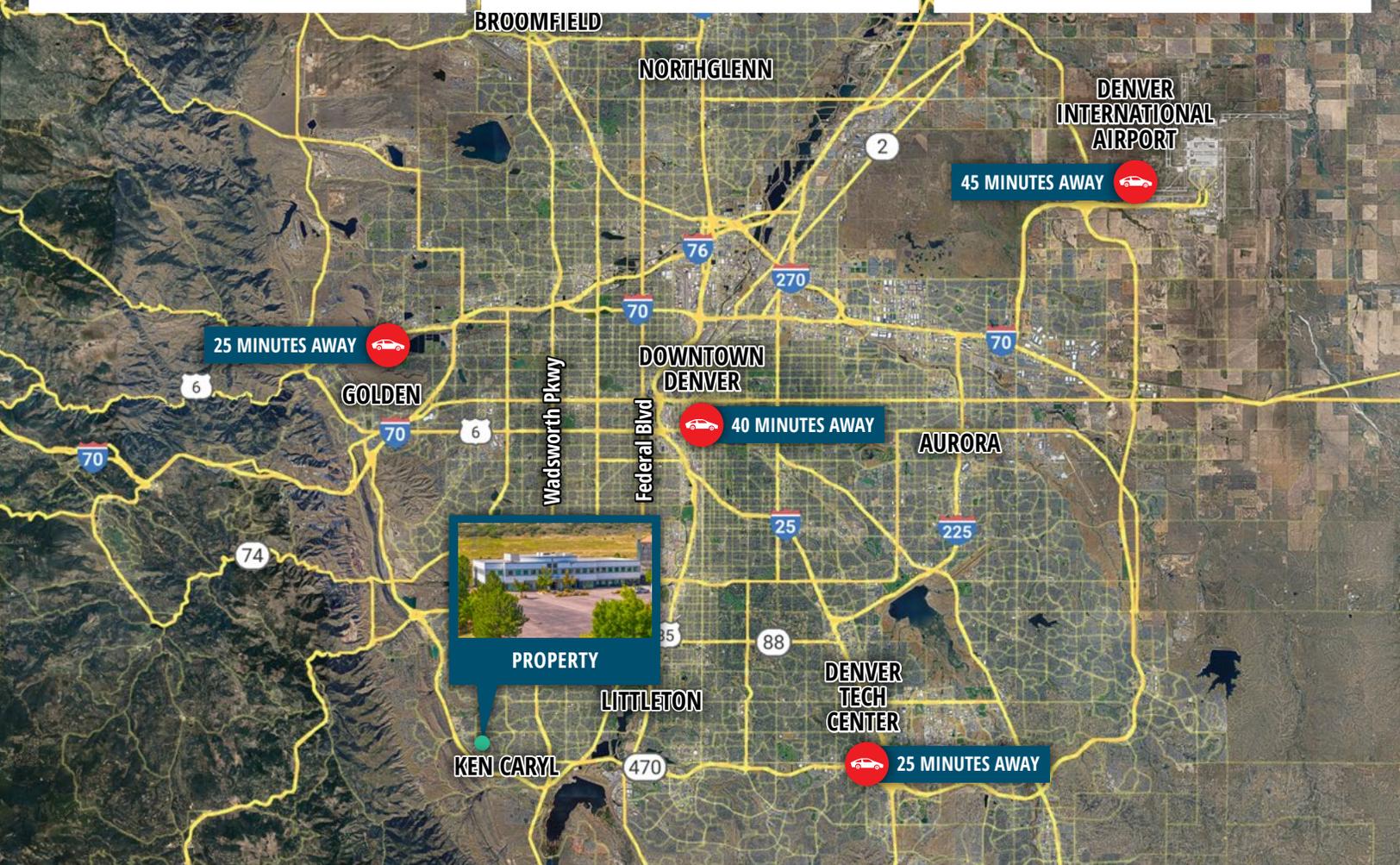


HIGH  
QUALITY  
FINISHES



NEARBY  
RESTAURANTS  
& RETAIL AMENITIES





## CONTACT US FOR DETAILED OFFERING MEMORANDUM

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