

FOR LEASE OFFICE SPACE



10354 W Chatfield Avenue | Littleton, CO 80127

County: Jefferson
Year Built: 2003
Building Size: 12,378 SF
Parking Ratio: 3.47/1,000 SF
Zoning: PDA
Space Available: 1,922 RSF
Lease Rate: \$22.00/SF/Yr
Lease Type: Full Service Gross*

*2026 Base Year Expense Stop

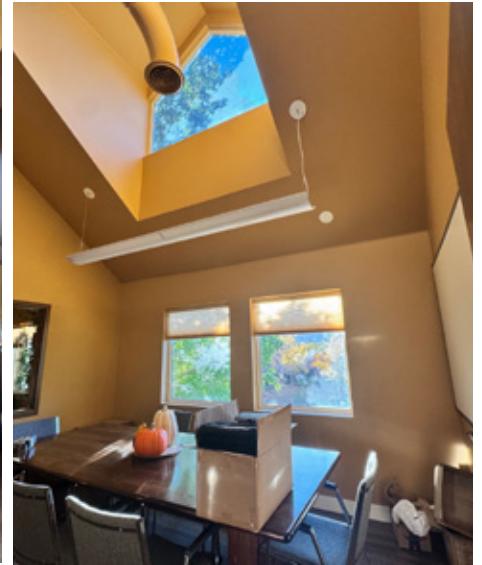
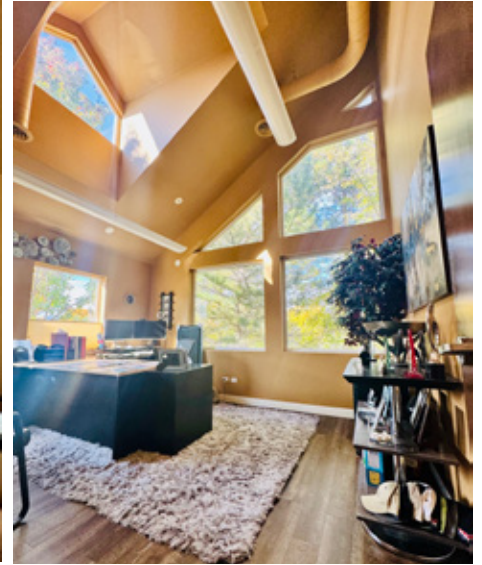
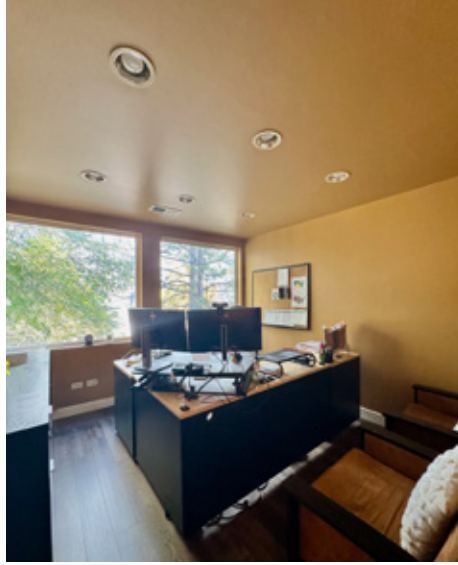
- Newly Renovated Office Space
- Abundance of Natural Light
- Extremely Rare Small Office Space in Littleton / Ken Caryl
- Great Functional Space with Exceptional Character
- Plenty of Parking and Nearby Amenities

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REAL ESTATE GROUP

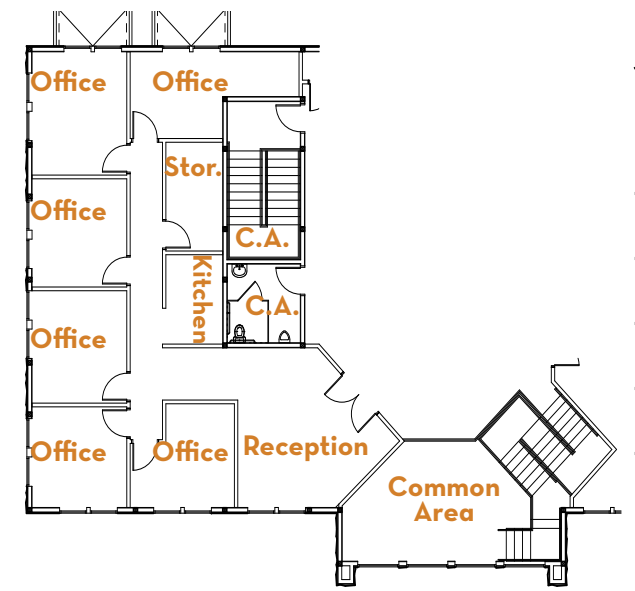
Matt Kulbe

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SUITE PHOTOS



SECOND FLOOR



Suite 201: 1,922 RSF

Includes:

- 6 Offices On Glass
- Vaulted Ceilings
- Kitchen
- Reception
- Storage/Workroom



Littleton, Colorado Just 20 minutes from Downtown Denver, the City of Littleton encompasses 14 square miles. Getting around is easy with quick access to I-25, C-470 and South Santa Fe Drive.

The Littleton resident is a person who wants to live in a place where there is a strong sense of community and high quality of life with a small-town feeling. The residents of Littleton are active families who want to live in a place with top-ranked schools, easy access to open space and trails, and proximity to entertainment such as Littleton's historic downtown.

Downtown Main Street Experience the relaxed ambiance of a different era. Downtown Littleton offers a charming Main Street lined with turn-of-the-century buildings that house some of the metro area's most unique, independently owned businesses. There are art galleries, antique and specialty gift shops, clothing boutiques and many quaint restaurants and bars.

The Littleton visitor is a day-traveler who wants to visit an historic Colorado town that's convenient and in proximity to Denver. The visitor is someone who wants to explore unique shops, dine at local places and support local business owners. They come to Littleton to experience the vibrant historic downtown, active trail system and parks and local attractions. More than 1,500 acres of parks and open space and active trails in Littleton attract cyclists and trail runners or a family wanting to experience Colorado's beautiful scenery. Visitors include business travelers, families and groups.

Littleton Public Schools are rated at the highest level in Colorado. Residents are well educated with 42.9% having a bachelor's degree or higher. The Colorado average is 36.3%.

Arapahoe Community College is located just south of Downtown Littleton and offers 85 degrees and certificates matching a wide variety of study and career goals.

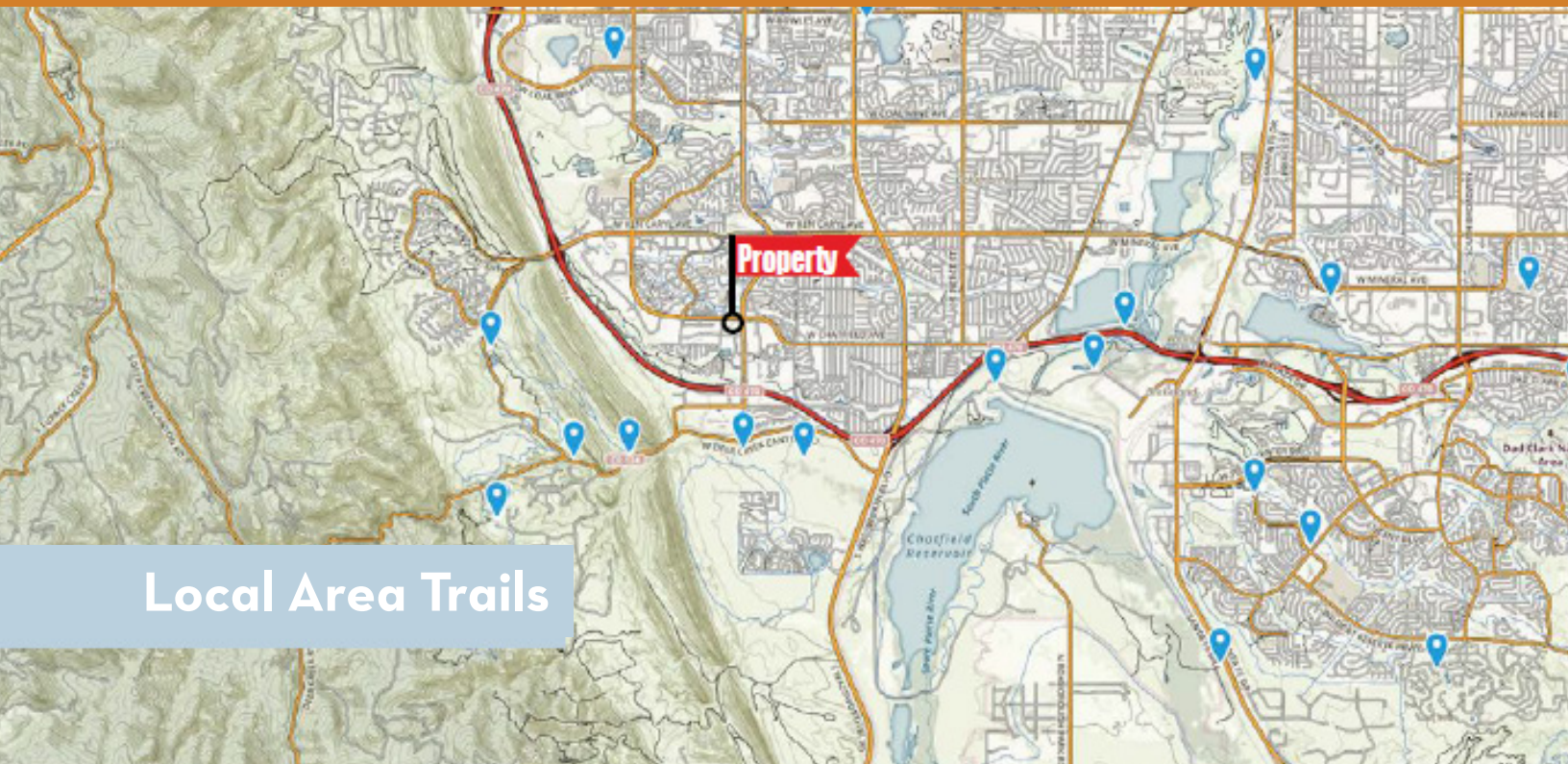
Business owners choose Littleton to build their businesses



because of the location, small-town feeling, strong sense of community and high quality of life. Littleton enterprises tend to be small businesses and Colorado companies that become an integrated part of the community. They take an active role in learning about neighboring businesses and historic elements. Littleton business owners have experienced long-standing growth in the community and have flourished for decades. Littleton seeks new business opportunities with local Colorado companies that will have a strong economic impact while strengthening the overall quality of life of Littleton residents.

Chatfield Reservoir and State Park Just south of Littleton, this popular park is surrounded by beautiful rolling foothills, an expansive reservoir and abundant wildlife. The park includes camping, a livery, miles of hiking and biking trails, the historic Slocum Cabin, a great recreational lake, a marina, and one of the most popular hot-air balloon launch areas on the Front Range. The camping area boasts 197 sites. All campsites are paved, have picnic tables and grills, are surrounded by grass, and offer great views of the foothills. Information is available at <http://cpw.state.co.us/placestogo/parks/Chatfield>

Source: www.littletongov.org



Local Area Trails

There are numerous trails close to the property for Walking, Hiking and Biking enthusiasts to enjoy. Some are restricted to foot traffic only, while others welcome bicycles. Here is a partial list of what is available. For more info check out www.mtbproject.com/trail and www.alltrails.com

Two Brands Trail 3.9 Mile. Amazing beginner trail for young children getting in to mountain biking. Lots of wildlife.

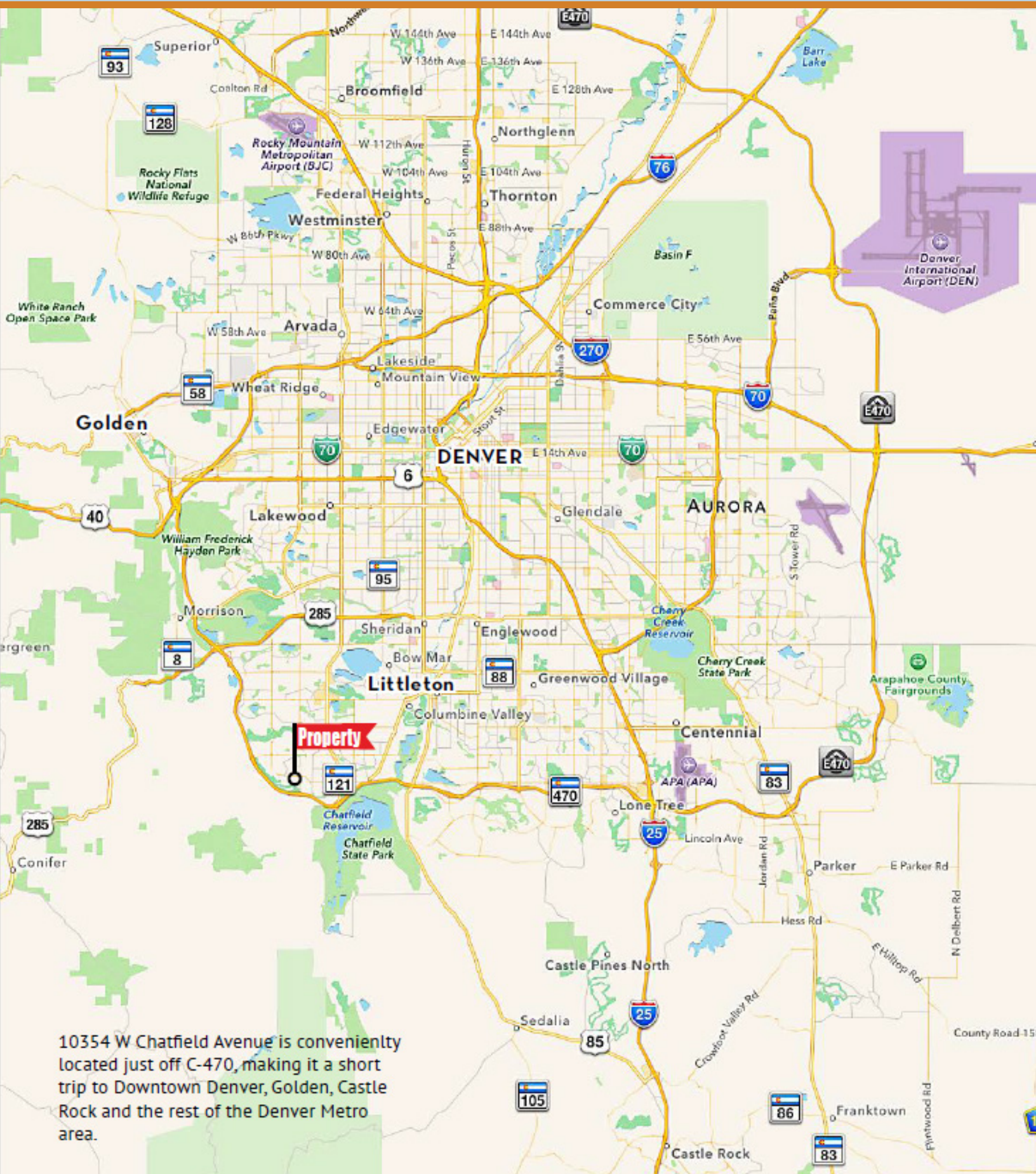
Cathy Johnson Trail 2.1 Mile. A short easy trail with moderate grade that connects with other South Valley trails in the area. Nice view of the Dakota and Lyons hogbacks with the opportunity to climb over Lyons hogback via the Columbine and Lyons Back trails

Deer Creek Canyon Loop Trail 2.7 Mile. This hike in Deer Creek Canyon is made by combining two trails. You start on the Meadowlark Trail (1.6 mile trail) until you come to the Plymouth Creek Trail junction. Go left onto the Plymouth Creek Trail for 1.1 miles back to the trailhead. This hike offers a quick getaway from the city. Because Deer Creek Canyon Park is tucked away in the entrance of the canyon, you can completely immerse yourself in the foothills and the valley that lies between Littleton and the park.

Deer Creek Canyon 10.1 Mile. This trail is known for a technical uphill featuring an obstacle known as "The Wall". Once past the difficult uphill you are presented with views of the Denver cityscape and surrounding southern metro area. The downhill ride makes the uphill climb worthwhile.



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10354 W Chatfield Avenue is conveniently located just off C-470, making it a short trip to Downtown Denver, Golden, Castle Rock and the rest of the Denver Metro area.

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Demographics:

Population	1 Mile	3 Miles	5 Miles
2030 Projection	11,853	64,719	135,593
2025 Estimate	11,760	64,523	134,204
Average Age	42	44	45
Households	1 Mile	3 Miles	5 Miles
2030 Projection	5,087	25,020	53,194
2025 Estimate	5,024	24,919	52,550
Household Size	2.40	2.60	2.50
Household Income	1 Mile	3 Miles	5 Miles
2025 Average	\$143,000	\$156,300	\$156,600
2025 Median	\$113,400	\$126,300	\$124,500

Traffic Count:

W Chatfield Ave: 13,565 +/- VPD
S Kipling Pkwy: 15,481 +/- VPD



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