

# KEN CARYL

## PROFESSIONAL CENTER

LITTLETON • COLORADO

2,594 SF OFFICE CONDO FOR LEASE



EXCELLENT LOCATION

CONVENIENT HIGHWAY ACCESS

NEARBY DINING & SHOPPING

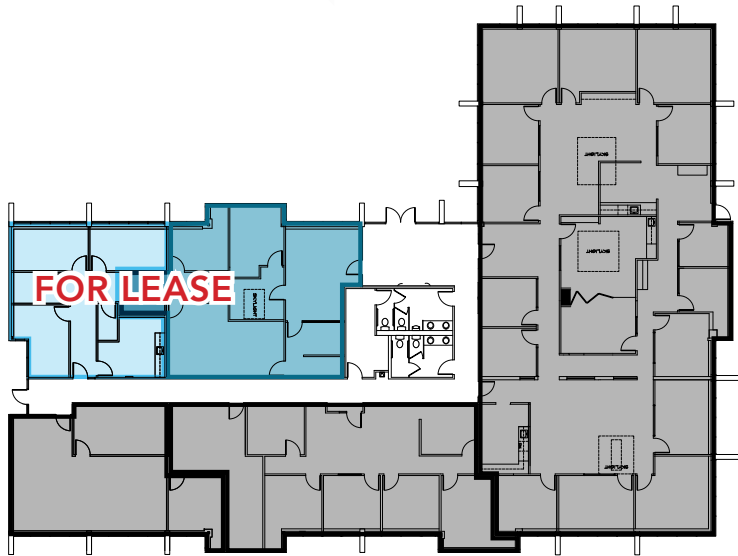
NEW LANDSCAPING

navpoint  
REAL ESTATE GROUP

# KEN CARYL PROFESSIONAL CENTER



10579 BRADFORD RD



**\*DIVISIBLE**

Discover this newly-remodeled office condo at 10579 Bradford Rd, Unit 104 & 110, located in a single story, well-maintained professional building within the Ken Caryl Business Center. Offering 2,594 square feet of versatile office space, this unit is perfect for businesses or medical practices seeking a modern and professional environment. Divisible to 1,025 square feet and 1,569 square feet.

#### Key Features:

- **Welcoming Reception Area:** A spacious reception area with a built-in transaction counter ensures a professional first impression for clients.
- **Flexible Layout:** Includes a large conference room perfect for group meetings, trainings or presentations, five private offices, and a large break room. Large conference could be easily divided into three smaller offices for a total of 8 private offices.
- **Modern Upgrades:** Remodeled in November 2024 with new paint, hardwood-floor appearance of elegant luxury vinyl tile (LVT) flooring, and a striking rock accent wall behind the transaction counter that adds contemporary charm.
- **Neighboring Growth:** The unit across the hall is undergoing a complete remodel for a thriving dental practice, signaling strong professional activity in the building.





## PROPERTY OVERVIEW

**ADDRESS:** 10499 Bradford Rd, Unit 106  
Littleton, CO

**LEASE PRICE:** \$25-\$27 Modified Gross

**COUNTY:** Jefferson

**YEAR BUILT:** 1981

**UNIT SIZE:** 2,594 SF Divisible to 1,025 (Unit 110) SF  
& 1,569 SF (Unit 104)

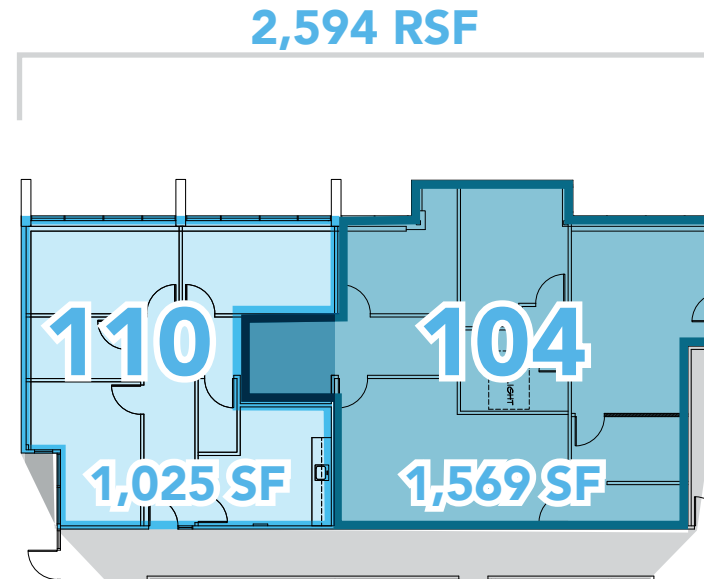
**ZONING:** [PD](#)

**PARKING RATIO:** 2.75:1,000

## HIGHLIGHTS

### Significant Improvements completed throughout the Business Park!!

- Ideally-located and already-approved external signage location.
- Professional and welcoming atmosphere for a variety of industries.
- Abundant, convenient parking and accessibility for clients and employees.
- Recent updates to bathrooms (2023) and common areas enhance the building's appeal and functionality.



# PROPERTY PHOTOS



An aerial photograph of a university campus, showing various buildings, parking lots, and green spaces. The image is overlaid with a semi-transparent blue geometric pattern consisting of several overlapping triangles and quadrilaterals. The text is centered over the image.

# LOCATION OVERVIEW

KEN  CARYL PROFESSIONAL CENTER

# LOCATION OVERVIEW



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 smalltown 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.



# LOCATION OVERVIEW



**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.

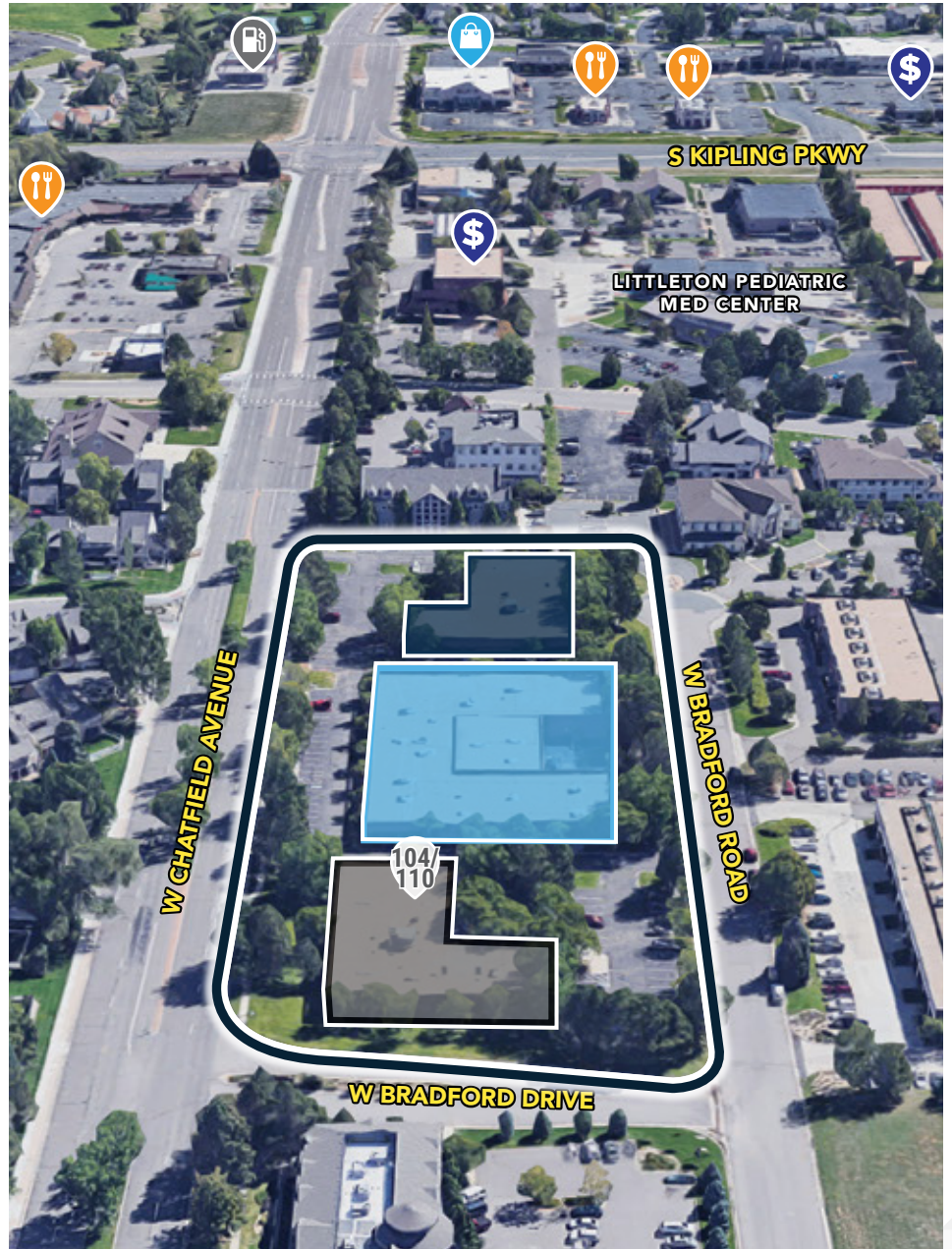
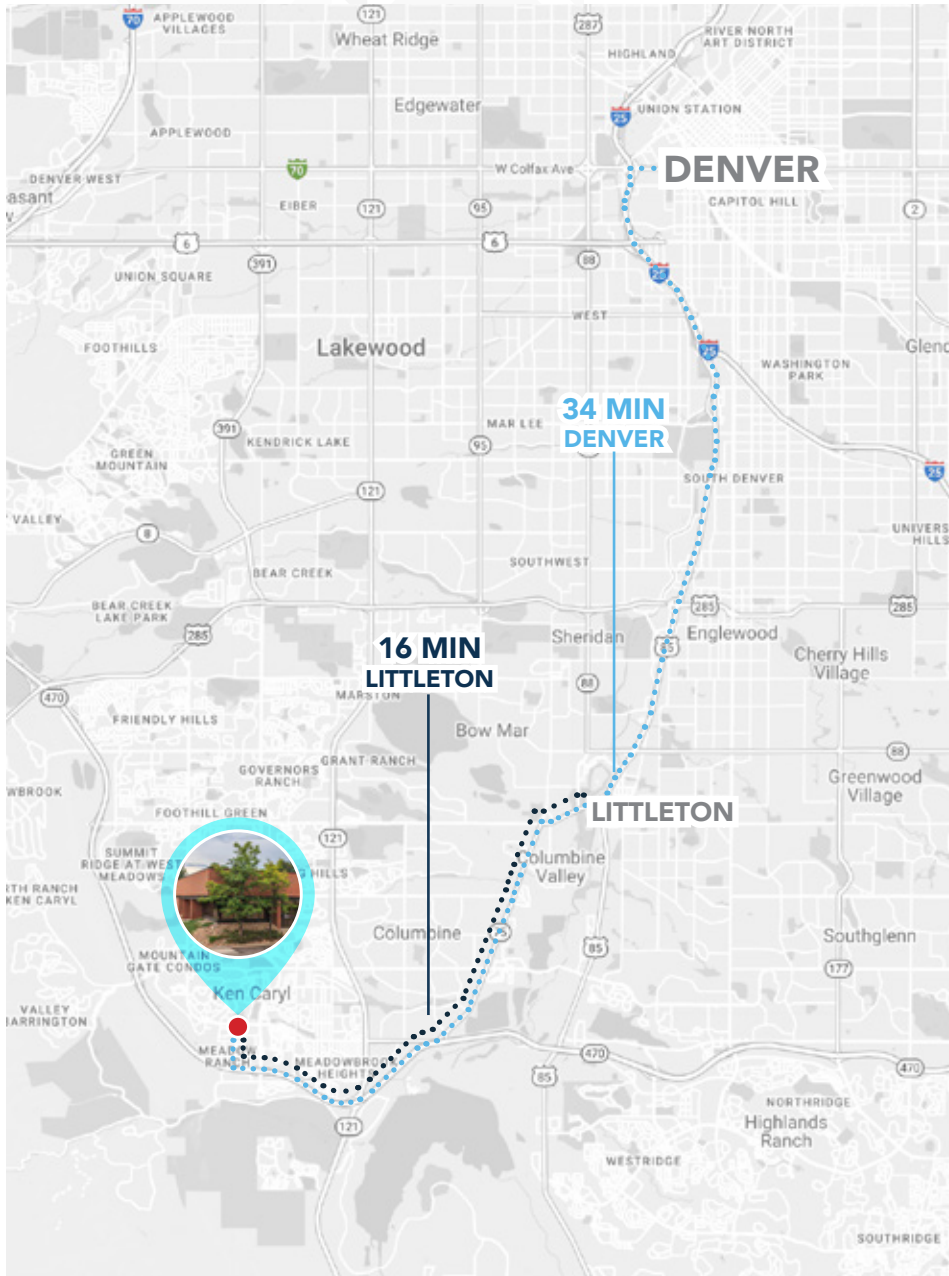
**BUSINESS OWNERS** choose Littleton to build their businesses because of the location, small-town feeling, strong sense of community and high the quality of life. Littleton enterprises tend to be small businesses and Colorado companies that become an integrated part of the community. They take an active 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.



# LOCATION OVERVIEW



# KEN CARYL

## PROFESSIONAL CENTER

LITTLETON • COLORADO

navpoint  
REAL ESTATE GROUP

📍 20 N WILCOX STREET, SUITE 118B • CASTLE ROCK, CO 80104

📞 720.420.7530    ✉️ [infonavpointre.com](mailto:infonavpointre.com)    [in](#) [ig](#) [f](#)

**MATT KULBE** *Brokerage Services*

720.635.4591 • [matt.kulbe@navpointre.com](mailto:matt.kulbe@navpointre.com)