

FOR LEASE FLEX / OFFICE



**8110 SHAFFER PKWY
LITTLETON 80127**

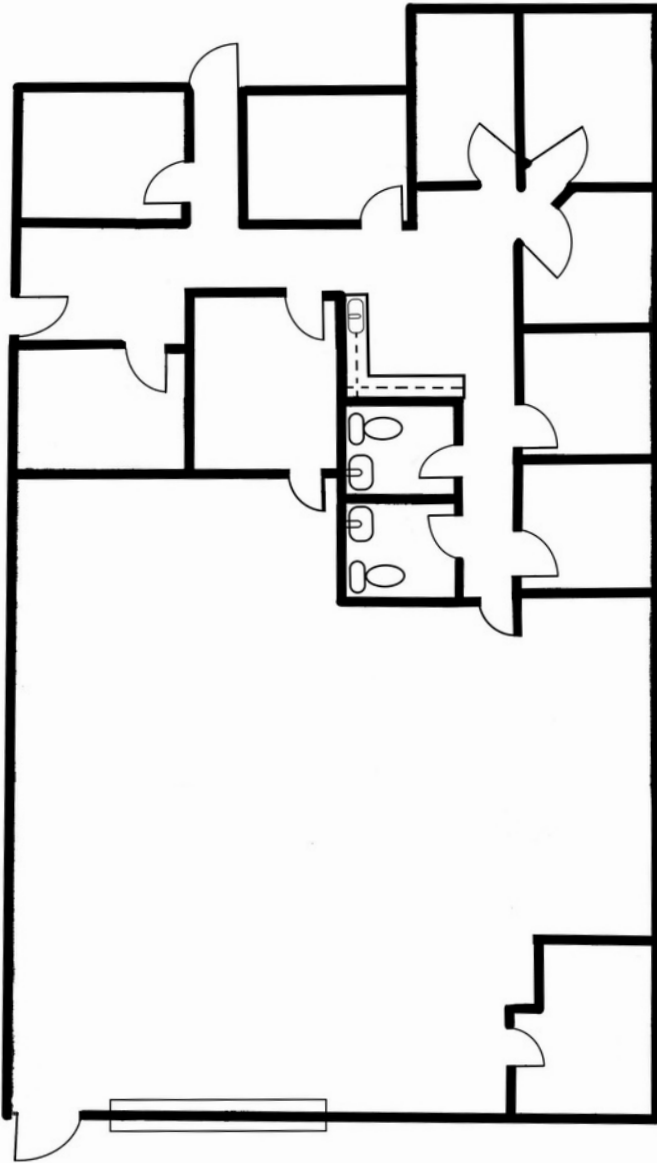


LEASING SPECIFICATIONS

LEASE RATE:	\$15.95/SF
NNN'S:	\$7.96/SF
TOTAL RENT:	\$7,601.39/MO
SF AVAILABLE:	3,815 SF
OFFICE SF:	1,869 SF
WH SF:	1,946 SF
LOADING:	1 DRIVE IN DOOR
CLEAR:	16'
SPRINKERS:	YES
UTILITIES:	PAID BY TENANT

MAP



**UNIT 150 = 3,815 SF**

- **11 PRIVATE OFFICES**
- **50/50 OFFICE TO WAREHOUSE RATIO**
- **RESTROOM IN SUITE**
- **BREAK ROOM**
- **POWER TO BE VERIFIED**

PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO C-470



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 20 MIN COMMUTE TO CBD



RESTROOMS IN SUITE



ABUNDANT PARKING



READY TO RENT CONDITION

