



**Office / Flex Space
FOR SALE or LEASE**
11786 Shaffer Pl S-203, Littleton, CO 80127

Property Highlights

Located in the desirable Ken Caryl area of Littleton with immediate access to C-470, this owner-offered flex property delivers versatility, visibility, and modern appeal. Ideal for a showroom, professional office, or light assembly/manufacturing, the efficient layout supports a variety of small businesses. Expansive front windows provide abundant natural light, complemented by attractive rear office views. The front office features contemporary wood laminate flooring, while the rear office is comfortably carpeted. The space includes a main office area, kitchen, private restroom, storage room, and separate rear office, all supported by 200-amp electrical service to accommodate diverse operational needs.



Kitchen



Bathroom



High Ceilings



Motorized Shades



Extra Large Doors



200A 3-Phase Power



Contact: Matt Krstulja
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Suite 203	1,248 SQF
Sale Price	\$495,456
	\$396 per sq/ft
Availability	April 2026
Amenities	Kitchen, Bathroom
COA Amenities	Conference Room, Bathrooms, Indoor Mailboxes
COA	Includes grounds maintenance, trash, and snow removal
Agents	Buyer Broker Fee

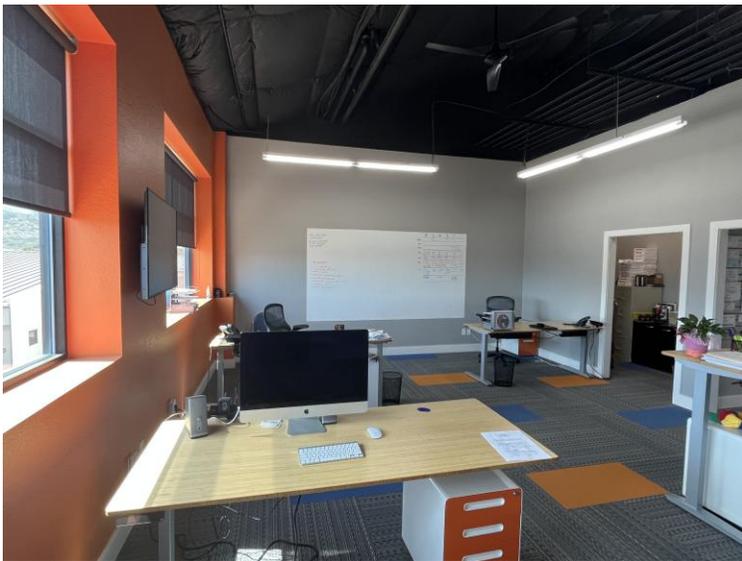
Front Office



Suite Bathroom



Rear Office



Floor Plan

