

FOR LEASE



7761 SHAFFER PARKWAY LITTLETON, CO 80127

PROPERTY HIGHLIGHTS

LEASE RATE	\$25.00 / PSF
BUILDING TYPE	Suburban Office
BUILDING SIZE	30,000 SF
LOT SIZE	109,336 SF
YEAR BUILT	2000/2024



PROPERTY FEATURES

- Outstanding location within Ken Caryl Business Park
- Monument signage available
- Close proximity to retail amenities and lodging
- Terrific parking ratio of 5/1,000
- Improvements negotiable
- Easy C-470 access
- New roof and HVAC in 2025

BROKER CONTACTS

Greg Titus
Vice President
T: 303.962.9540
GTitus@PinnacleREA.com



FLOOR PLAN

LEVEL 2



BROKERAGE TEAM OFFICE

Greg Titus

Vice President

T: 303.962.9540

GTitus@PinnacleREA.com

One Broadway Suite A300

Denver, CO 80203

T: 303.962.9555

www.PinnacleREA.com