

FOR LEASE

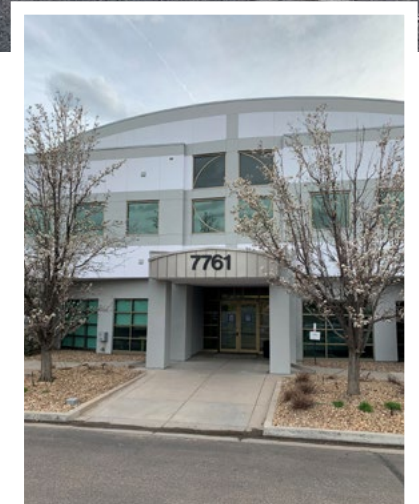
7761 SHAFFER PARKWAY LITTLETON, CO 80127

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

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FLOOR PLAN

LEVEL 2



BROKERAGE TEAM

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OFFICE

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