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OFFICE INDUSTRIAL RETAIL INVESTMENTS



## KEN CARYL BUSINESS PARK OFFICE SPACE

8361 S. Sangre de Cristo Rd.  
Littleton, CO 80127

**FOR LEASE**  
**\$18.00/SF FULL SERVICE**

Located in the Ken Caryl Business Park, the Colony Park I Building offers a great Southwest Metro Denver locale. Abundant area amenities with excellent access to C-470 and great mountain views. Local ownership, professionally managed and additional basement storage available.

YOC: 2000  
Total Building: 10,698± SF  
Parking: 26 spaces; plus available street parking  
Elevators: 1

**Suite 200: 2,385± RSF**  
Three workstations, two private offices, private outdoor deck, full kitchen, reception, storage, private bathroom and western views.

**Suite 220: 912± RSF**  
Corner suite, great mountain views, two work stations and one private office.

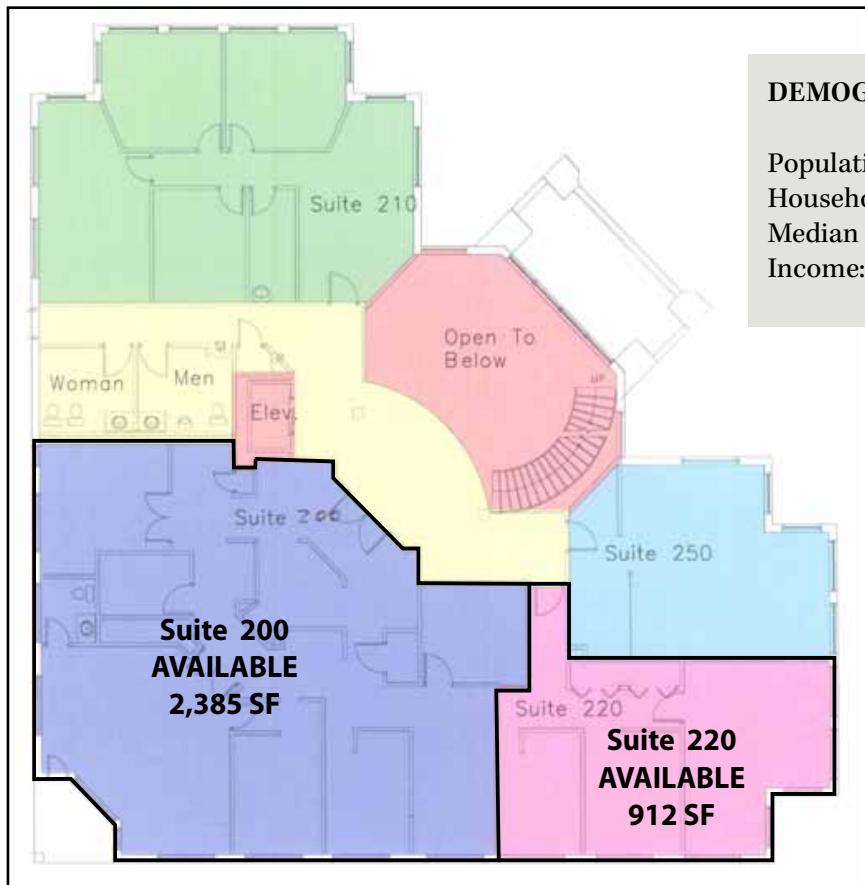
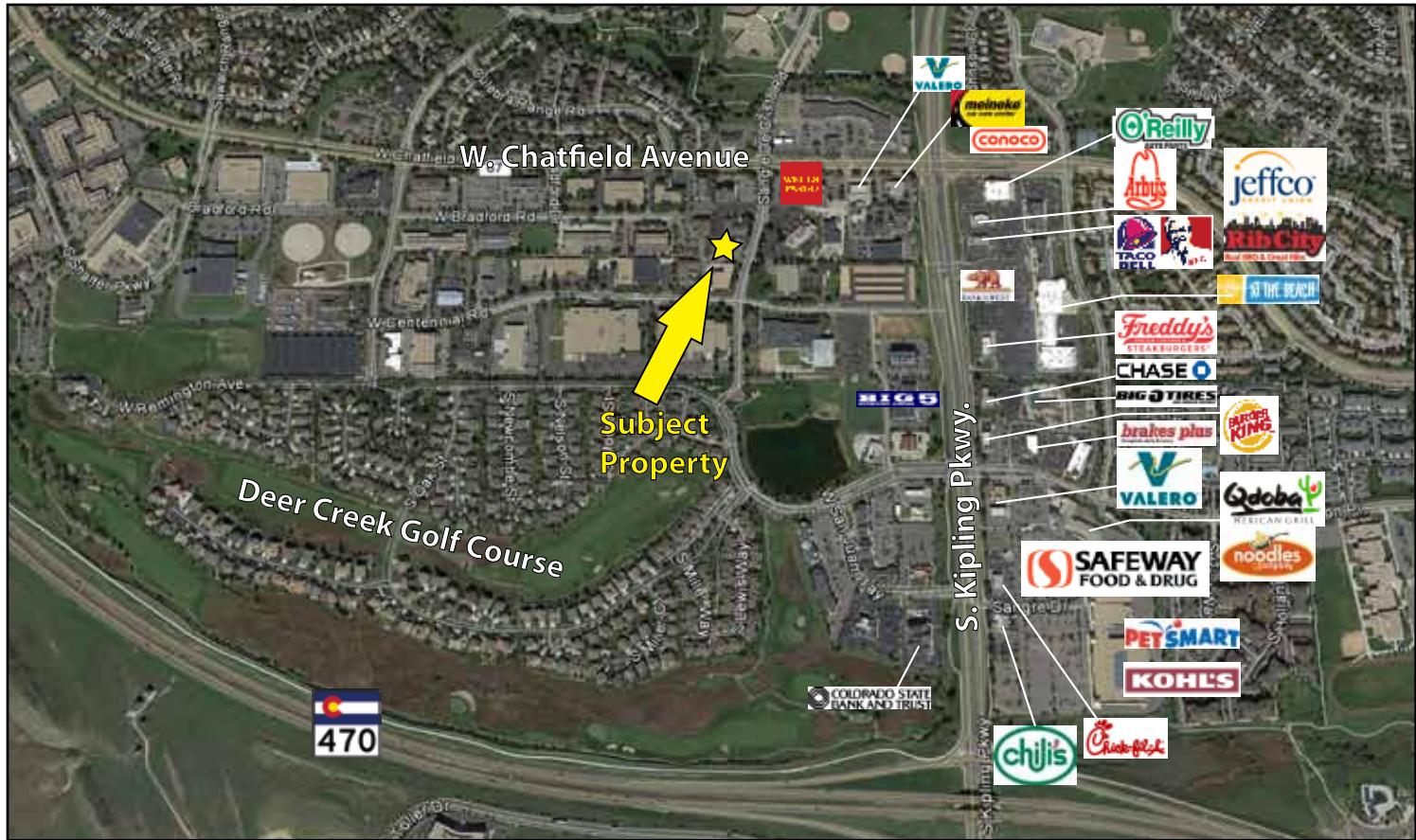
Both spaces can be combined for 3,297± RSF

**Fuller Real Estate, LLC**  
303.534.4822  
303.534.9021 fax  
5300 DTC Parkway, Suite 100  
Greenwood Village, CO 80111

**Mike Haley**  
720.287.5408 direct  
720.309.3413 cell  
MHaley@FullerRE.com

**John Becker**  
720.287.5414 direct  
303.888.7909 cell  
JBecker@FullerRE.com





DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	12,059	68,589	137,972
Households:	4,952	26,440	54,489
Median Household Income:	\$88,653	\$91,828	\$90,661

Suites 200 and 220 can be combined

Total Sq. Ft.: 3,297± rsf