



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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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 workstations and one private office.

Both spaces can be combined for 3,297± RSF

Fuller Real Estate, LLC

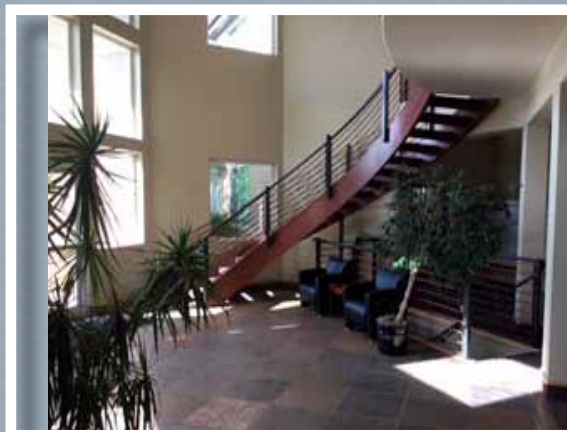
303.534.4822
303.534.9021 fax
5300 DTC Parkway, Suite 100
Greenwood Village, CO 80111

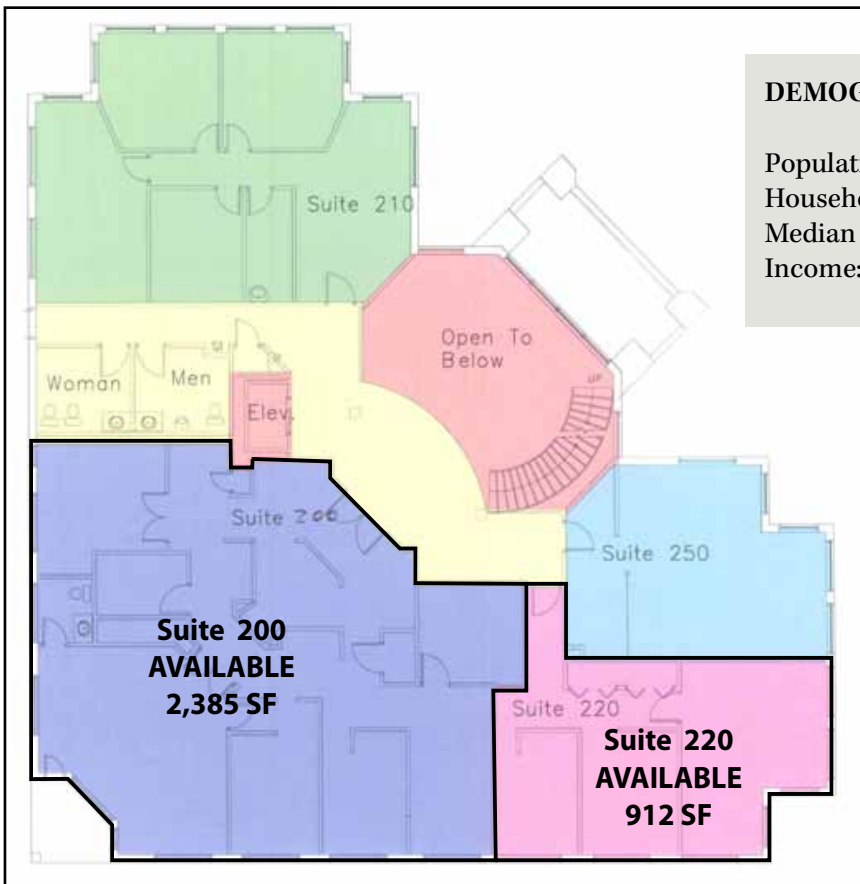
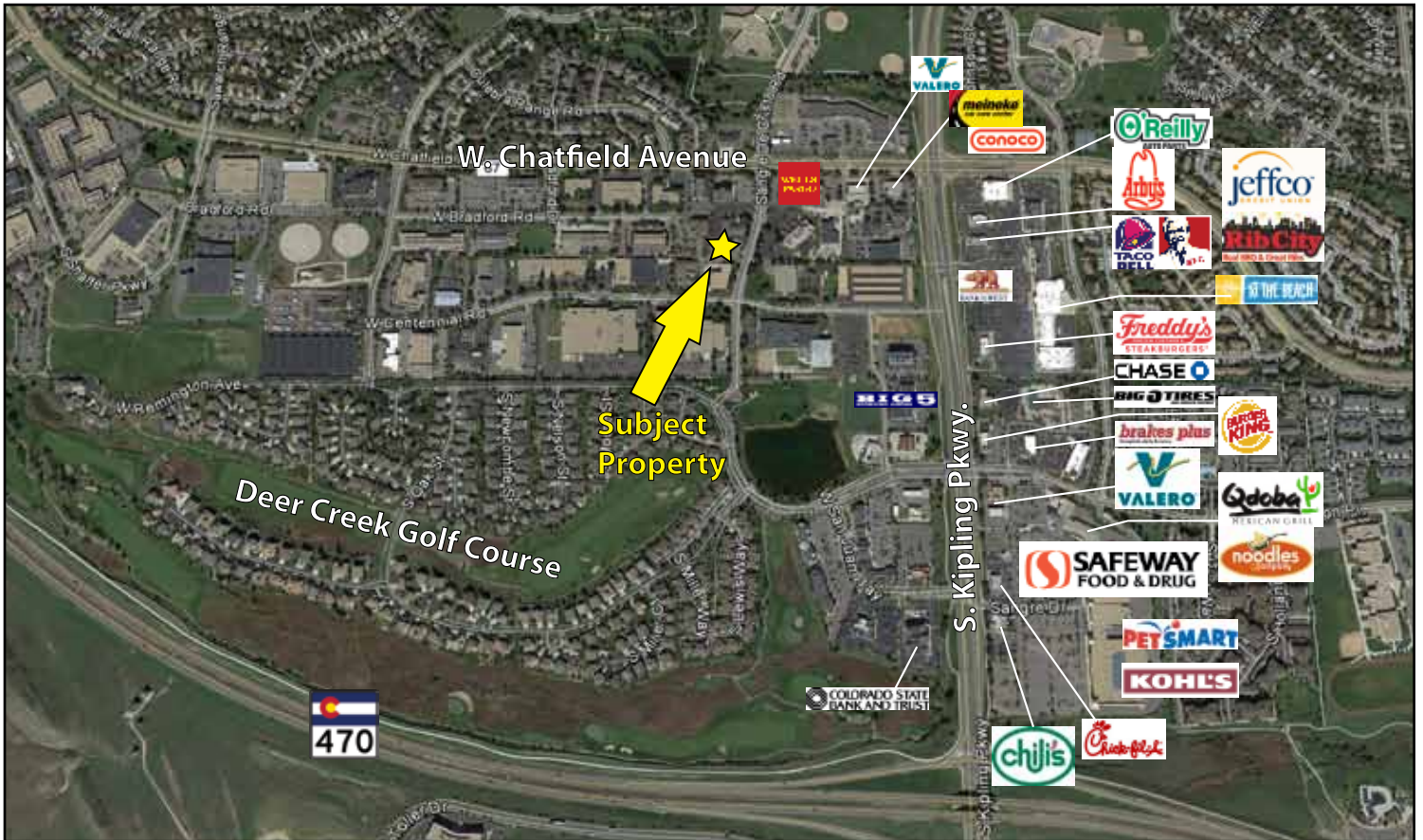
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DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	12,059	68,589	137,972
Households:	4,952	26,440	54,489
Median Household Income:	\$88,653	\$91,828	\$90,661

Suites 200 and 220 can be combined

Total Sq. Ft.: 3,297± rsf