

FOR LEASE

OFFICE | 1,959 - 2,271 SF
THE CLOCKTOWER AT KEN CARYL

8321 SANGRE DE CRISTO RD
LITTLETON, CO 80127



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY INFORMATION

8321 SANGRE DE CRISTO RD
LITTLETON, CO 80127



LEASE RATE	\$23/SF FS
BUILDING SIZE	20,396 SF
LOT SIZE	0.943 AC
SF AVAILABLE	1,959-2,271
YEAR BUILT	2006
ZONING	P-D (JeffCo)
PARKING	3.5/1000



PROPERTY HIGHLIGHTS

- One Elevator
- New Interior Paint
- Natural Light in Atrium Lobby
- Common Area Restrooms on Each Floor
- Walkable to Retail, Banks and Restaurants
- Prime Location Adjacent to C-470 and S Kipling Parkway

INTERIOR

8321 SANGRE DE CRISTO RD
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Clocktower at Ken Caryl

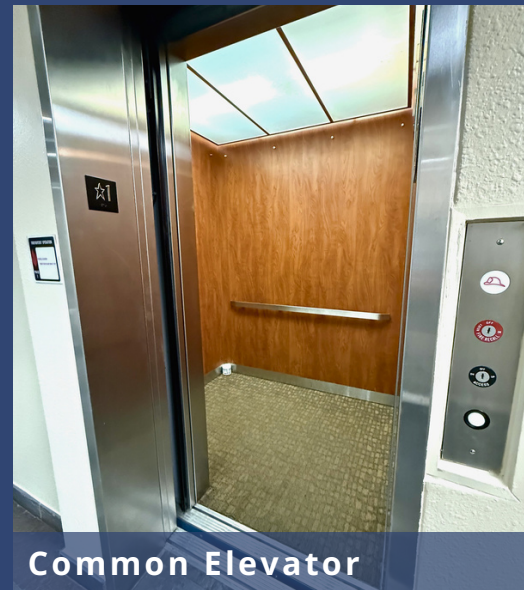
AFC WEALTH - Securities offered through LPL Financial	100
Traction Financial Partners LLC	102
Eyecare Center of Ken Caryl	104
Shama Collective, LLC	200
Activate Your Health Chiropractic and Wellness	202
Aarcher, Inc.	204
Beautiful You Skincare Academy	300
Zen Space Wellness	302



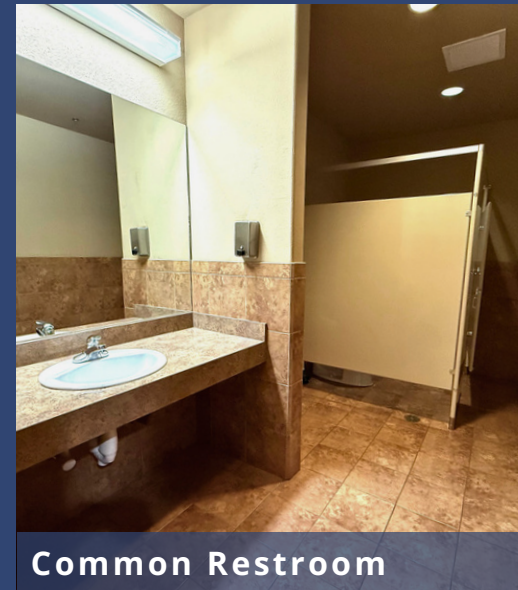
Naturally-Lit Atrium Lobby

TENANT MIX

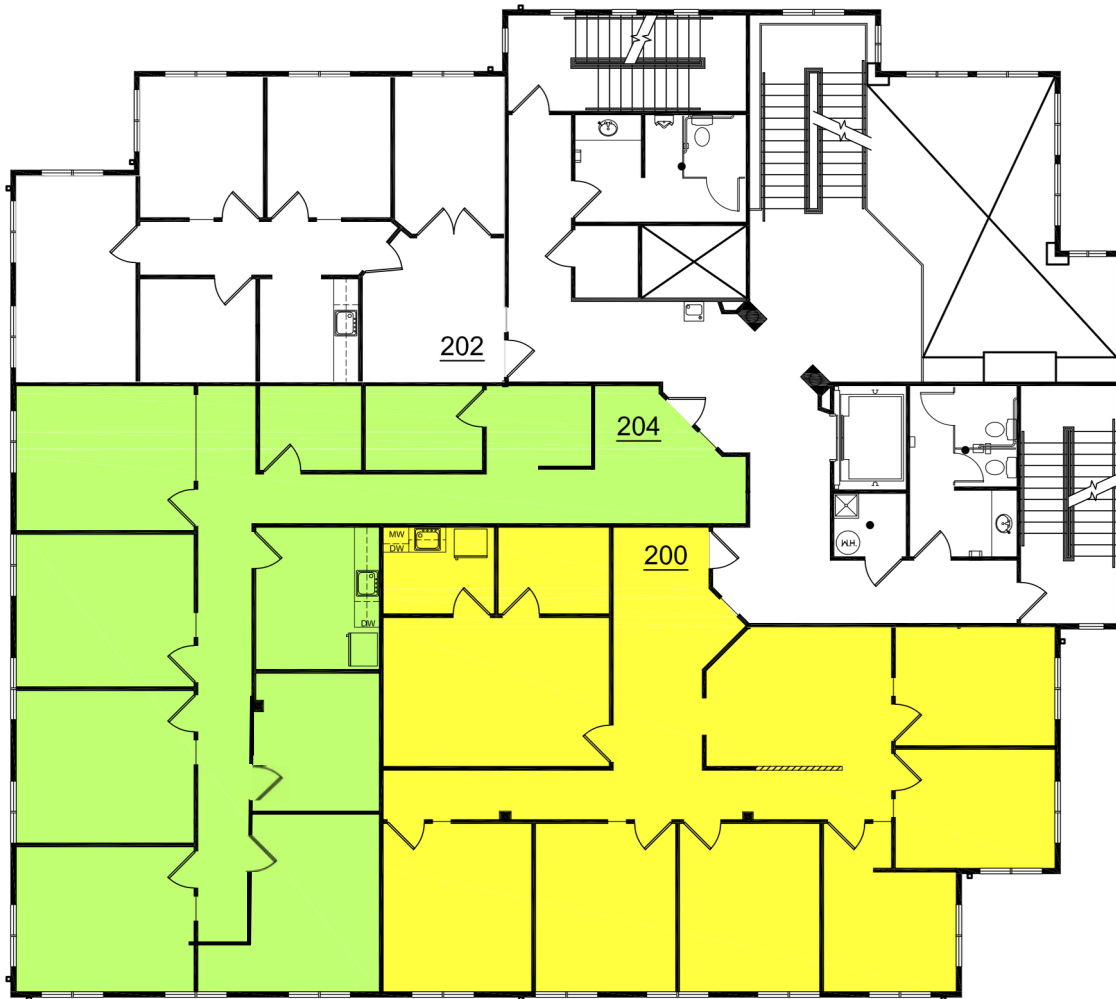
- Current tenant mix includes a variety of health and wellness providers alongside financial services businesses
- Upcoming vacancies are highlighted above
- See floor plan for detailed unit renderings and availabilities



Common Elevator



Common Restroom



VIDEO TOURS:

SUITE 200

2,262 SF

AVAILABLE NOW



SUITE 204

2,271 SF

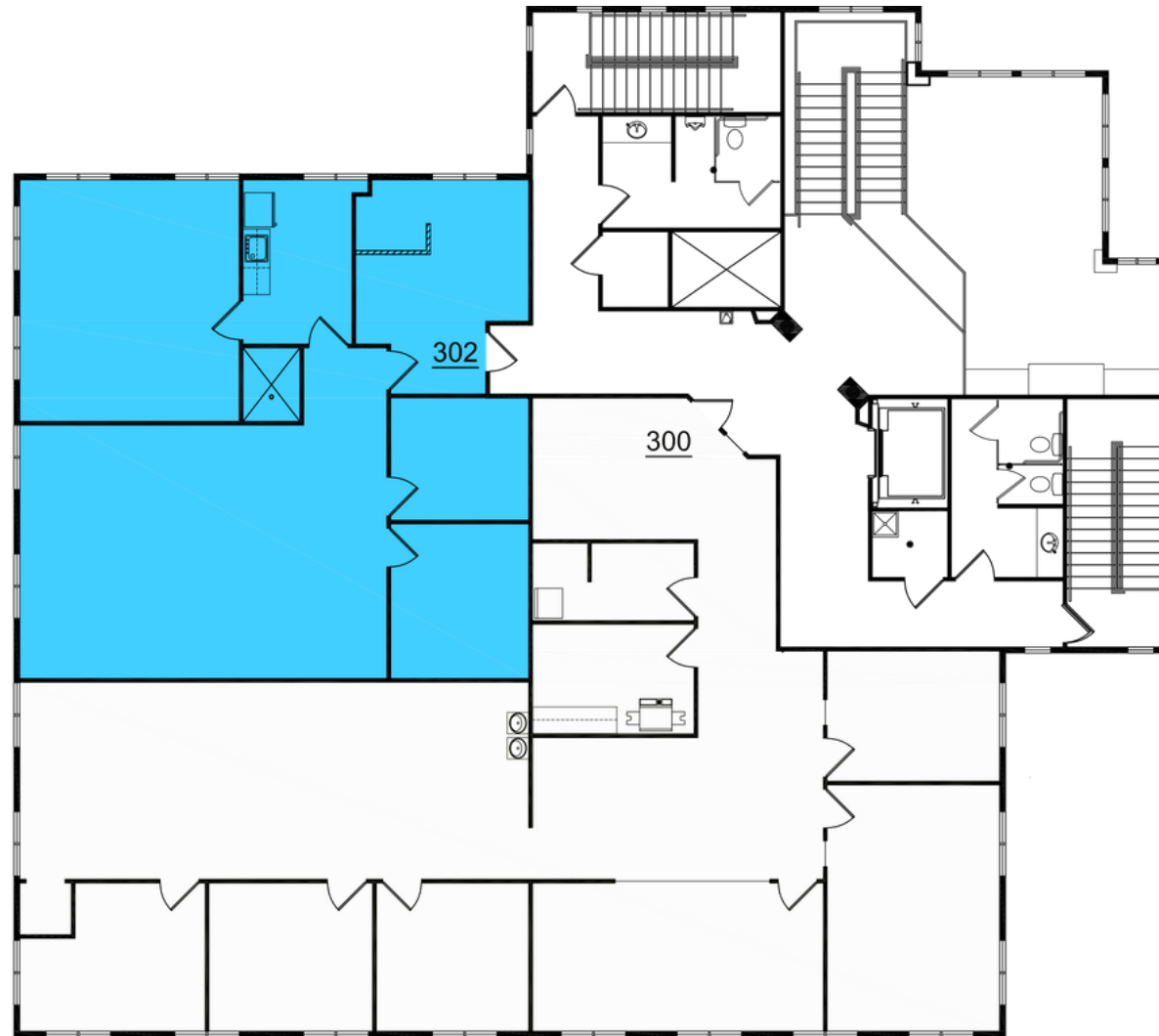
AVAILABLE NOW



*DIMENSIONS AND SCALE DEPICTED ARE APPROXIMATE AND INTENDED FOR TENANT'S VISUALIZATION PURPOSES ONLY.

SUITE FLOOR PLANS

8321 SANGRE DE CRISTO RD
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SUITE 302

1,959 SF

AVAILABLE 8/1/2026

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LOCATION MAP

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REGIONAL MAP

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