

MULTI-TENANT MEDICAL/OFFICE INVESTMENT OPPORTUNITY

FOR SALE

KEN CARYL BUSINESS CENTER

7761 SHAFFER PKWY, LITTLETON, COLORADO 80127

LISTING PRICE	\$5,400,000 (\$177.36 / SF)
CAP RATE:	7.16%
BUILDING SIZE:	30,447 SF
LOT SIZE:	2.51 AC/109,336 SF
ZONING:	P-D
YOC:	2000

INVESTMENT HIGHLIGHTS



PROFESSIONAL
BUSINESS PARK
SETTING



QUICK ACCESS TO
C-470 AND ENTIRE
SOUTHWEST METRO
DENVER MARKET



PROXIMITY
TO EXECUTIVE
AND EMPLOYEE
HOUSING



OVER 60%
MEDICAL
TENANCY



RECENT CAPITAL
EXPENDITURES



AMPLE
PARKING



BEAUTIFUL
FOOTHILLS
VIEWS



STRONG
DEMOGRAPHICS



HIGH
QUALITY
FINISHES



NEARBY
RESTAURANTS
& RETAIL AMENITIES

BROKER CONTACTS

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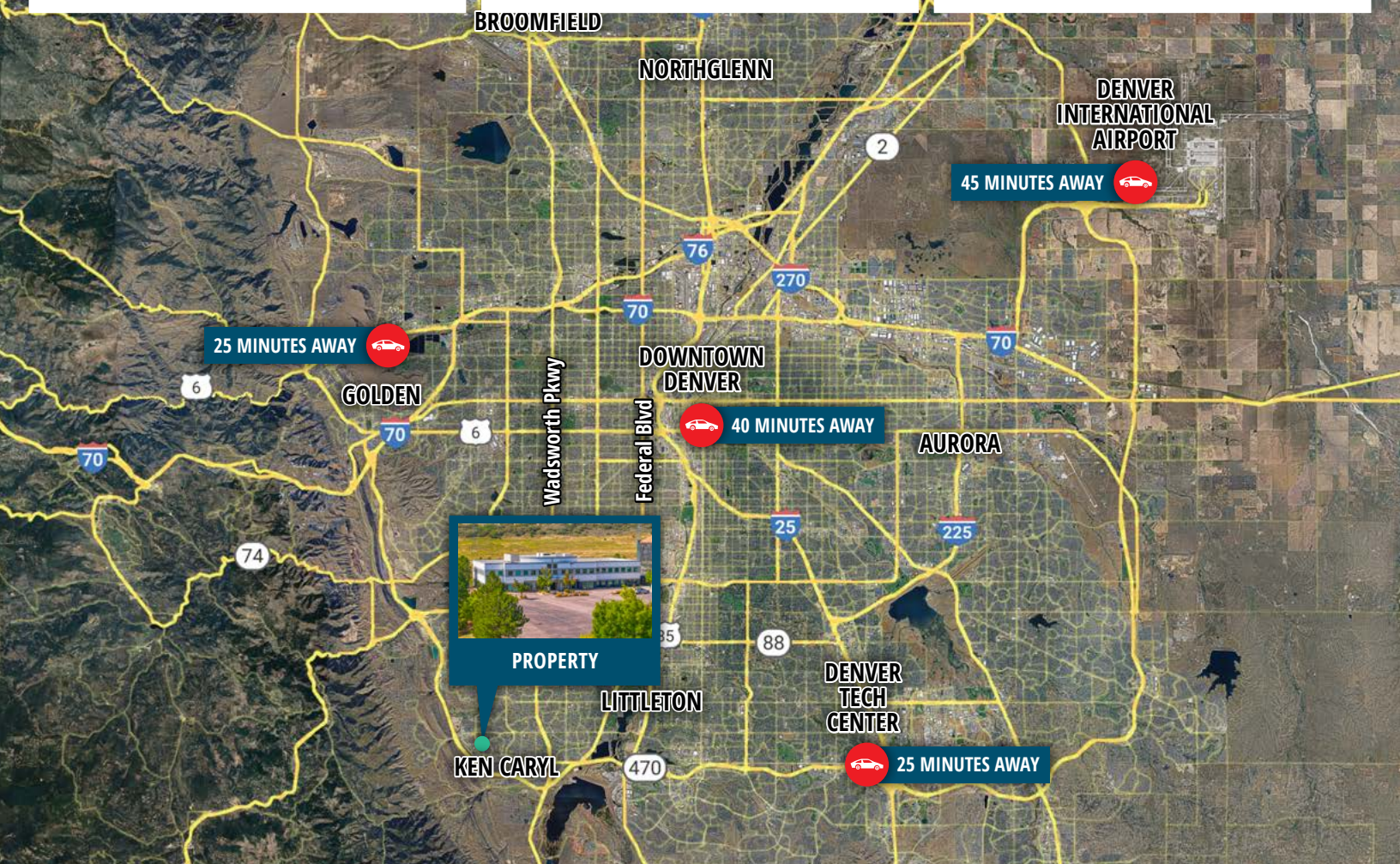
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