

**FOR LEASE FLEX / OFFICE**



**8110 SHAFFER PKWY  
LITTLETON 80127**



## LEASING SPECIFICATIONS

## MAP

LEASE RATE:	\$15.95/SF
NNN'S:	\$7.96/SF
<b>TOTAL RENT:</b>	<b>\$7,601.39/MO</b>
SF AVAILABLE:	3,815 SF
OFFICE SF:	1,869 SF
WH SF:	1,946 SF
LOADING:	1 DRIVE IN DOOR
CLEAR:	16'
SPRINKERS:	YES
UTILITIES:	PAID BY TENANT



## PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO C-470



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 20 MIN COMMUTE TO CBD



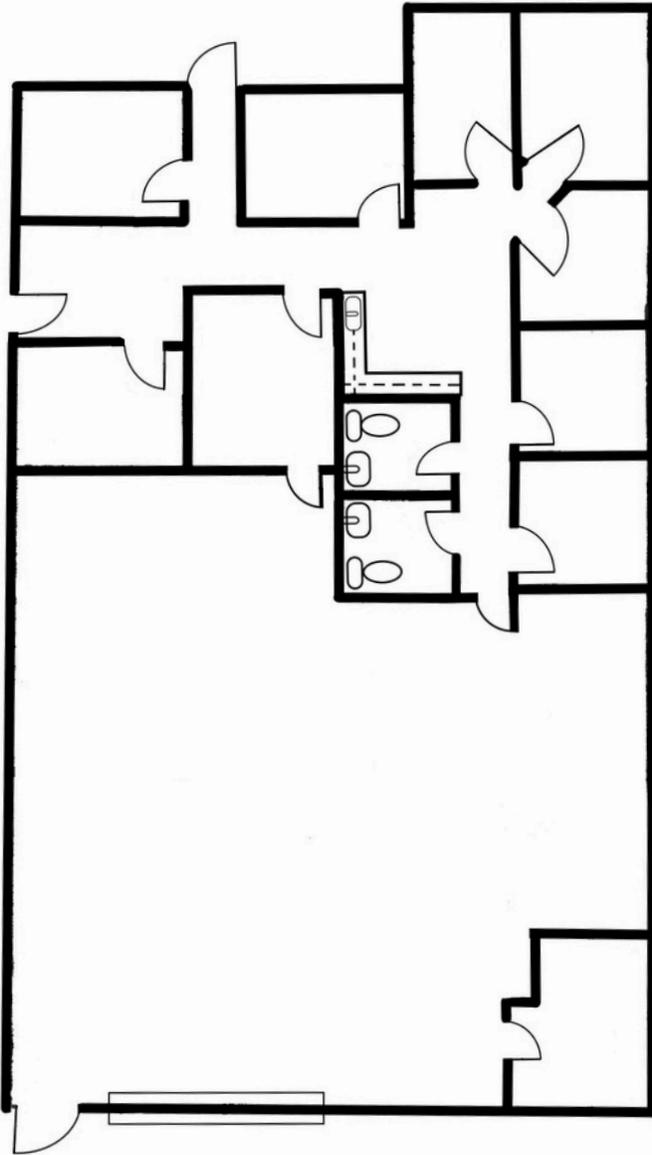
RESTROOMS IN SUITE



ABUNDANT PARKING



READY TO RENT CONDITION



### UNIT 150 = 3,815 SF

- II PRIVATE OFFICES
- 50/50 OFFICE TO WAREHOUSE RATIO
- RESTROOM IN SUITE
- BREAK ROOM
- POWER TO BE VERIFIED