

# FOR LEASE \$18 SF/YR

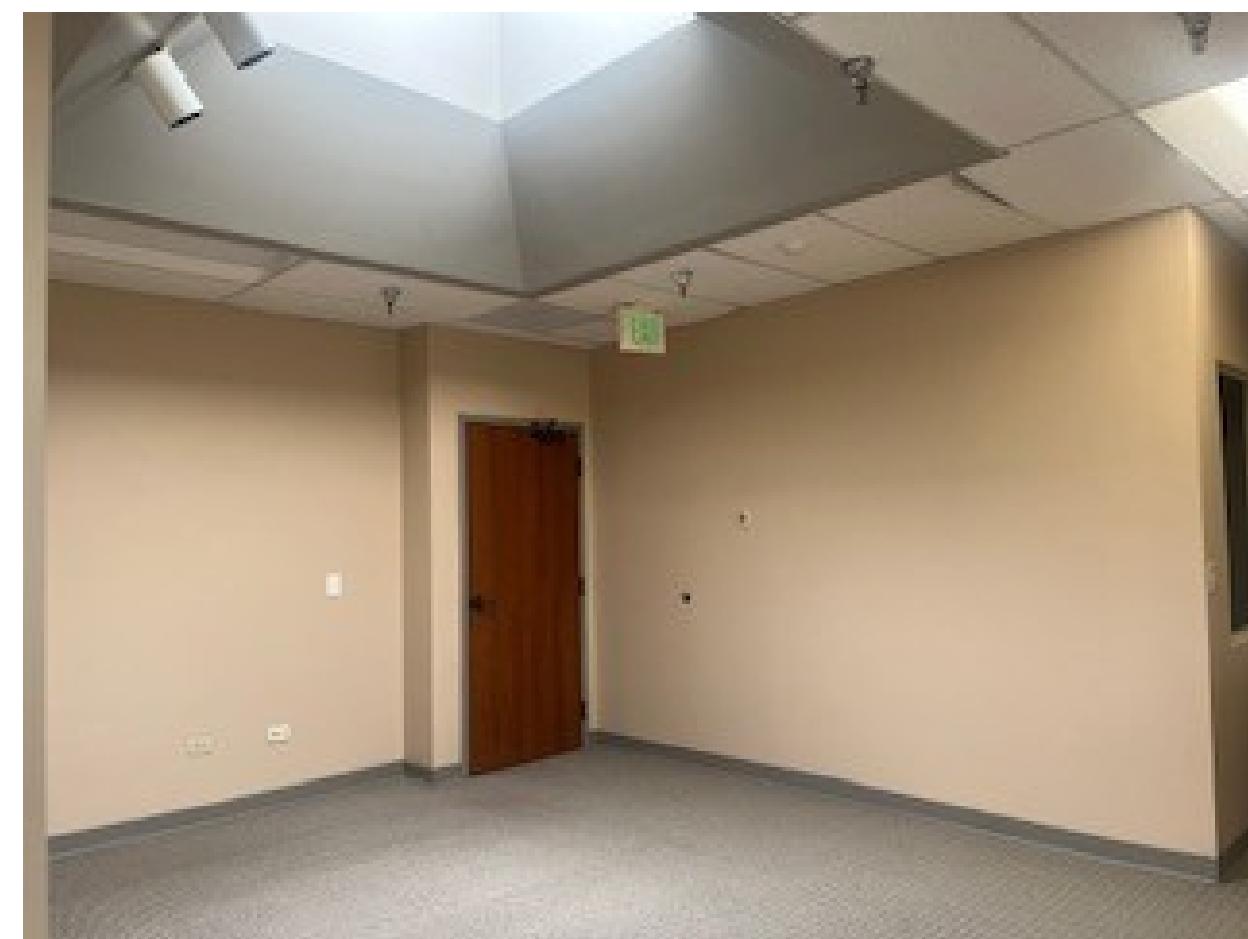
## KEN CARYL RANCH WELLS FARGO BUILDING

**10288 W. CHATFIELD AVE. LITTLETON, CO 80127**

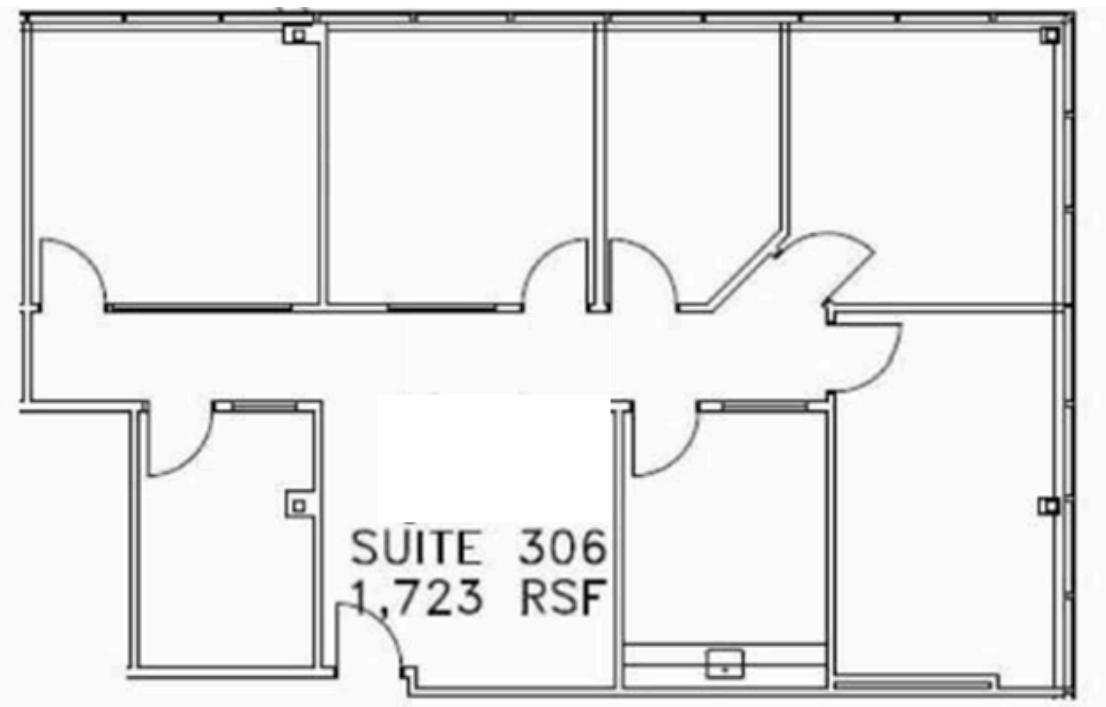
We are excited to offer a premium office space available for lease, designed to enhance your work environment and boost productivity. Whether you're a growing startup or an established company looking to relocate, these office spaces offer the perfect blend of functionality and aesthetics. Don't miss the chance to elevate your business in a setting designed for success. Benefit from a well-established business community of tenants, consisting of medical professionals, financial industries and anchored by Wells Fargo with a professional property management team dedicated to excellence. Plenty of parking spots available for both you and your visitors. Large windows allow for plenty of natural light, creating a bright and inviting work atmosphere.



<b>Available SF</b>	<ul style="list-style-type: none"><li>• 1,723 SF</li></ul>
<b>Year Built</b>	<ul style="list-style-type: none"><li>• 1985</li></ul>
<b>Building SF</b>	<ul style="list-style-type: none"><li>• 23,379 SF</li></ul>
<b>Lot Size</b>	<ul style="list-style-type: none"><li>• 1.66 Acres</li></ul>
<b>Parking</b>	<ul style="list-style-type: none"><li>• 94/4:1,000</li></ul>
<b>Stories</b>	<ul style="list-style-type: none"><li>• 3</li></ul>
<b>Class</b>	<ul style="list-style-type: none"><li>• B</li></ul>
<b>Tenancy</b>	<ul style="list-style-type: none"><li>• Multiple</li></ul>
<b>Subtype</b>	<ul style="list-style-type: none"><li>• Traditional Office, Medical Office</li></ul>



## AVAILABILITY HIGHLIGHTS



### Unit 306

- **1,723 SF**
- **Front Room**
- **Sky Lights**
- **6 Private Offices**
- **Break Room**



# Location \* Location \* Location

- Conveniently located in Ken Caryl Ranch
- East of S Kipling on W Chatfield Ave
- Great Access to the Metro Beltway at C-470

