

FOR LEASE

OFFICE | 2,262 - 2,271 SF
THE CLOCKTOWER AT KEN CARYL

8321 SANGRE DE CRISTO RD
LITTLETON, CO 80127



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DISTINGUISHED. DRIVEN. DEPENDABLE.

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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
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
• Archer, Inc.	204
• Beautiful You Skincare Academy	300
• Zen Space Wellness	302



Naturally-Lit Atrium Lobby

TENANT MIX

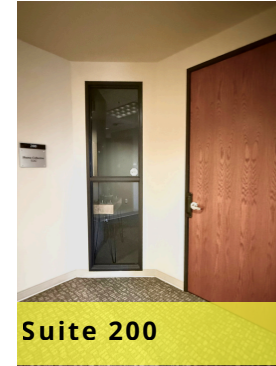
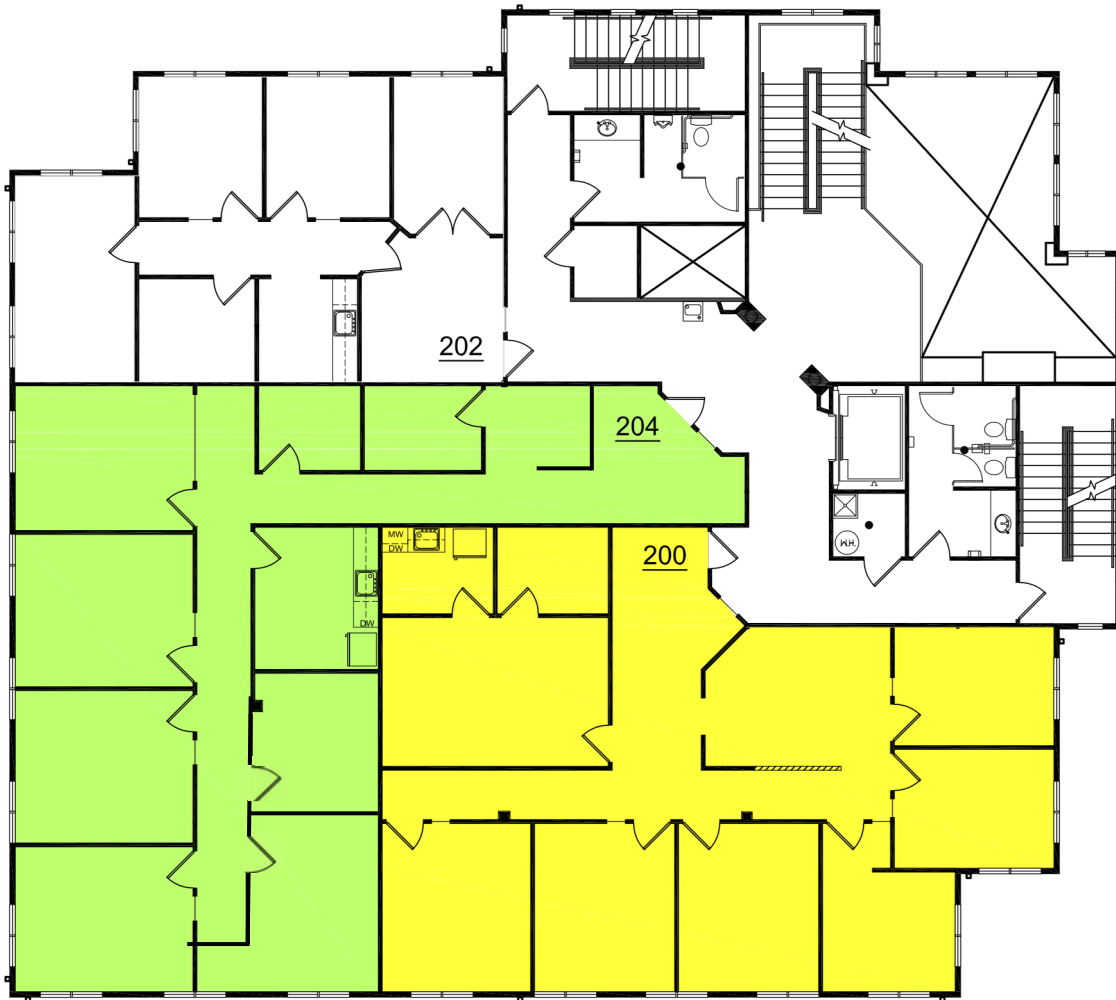
- Current tenant mix includes a variety of health and wellness providers alongside financial services businesses
- Upcoming vacancies are highlighted above
- See floor plan for detailed unit renderings and availabilities



Common Elevator

SUITE FLOOR PLANS

8321 SANGRE DE CRISTO RD
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Suite 200



Suite 204



Unit Interior



Common Area Restroom

SUITE 200
2,262 SF
AVAILABLE 3/1/2026

SUITE 204
2,271 SF
AVAILABLE 5/1/2026

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

LOCATION MAP

8321 SANGRE DE CRISTO RD
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REGIONAL MAP

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