



## 8110 SHAFFER PARKWAY Littleton, Colorado 80127



### PROPERTY FEATURES

- Located in the heart of Ken Caryl Business Park
- Corporate office setting
- Coffee bar
- Eleven private offices, nine on glass
- 850 SF training room
- Two restrooms
- Covenant controlled business park
- Suitable for a variety of uses
- Local ownership and management

### BUILDING SPECIFICATIONS

<b>Available SF:</b>	3,815 SF	<b>Clear Height:</b>	Office: 9'-0" Warehouse: 18'-0"
<b>Office Area SF:</b>	3,815 SF	<b>Power:</b>	110/208, 3 Phase
<b>Lease Rate:</b>	\$13.00/SF NNN	<b>Zoned:</b>	PD
<b>NNN Expenses:</b>	\$5.55 SF	<b>Availability:</b>	October 1, 2022

**FOR MORE INFORMATION CONTACT:**

**TIM P. ROGERS**

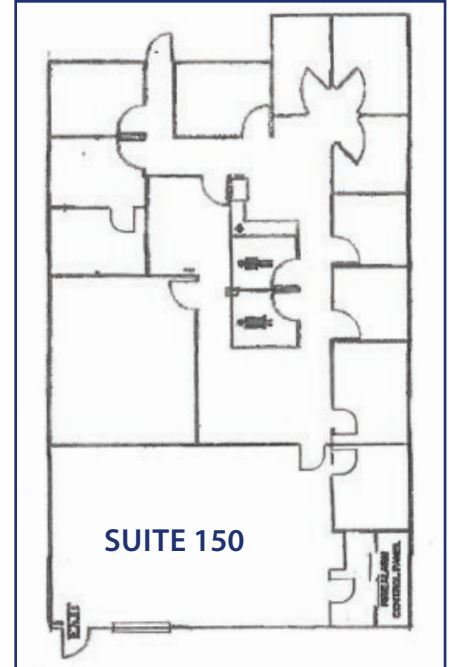
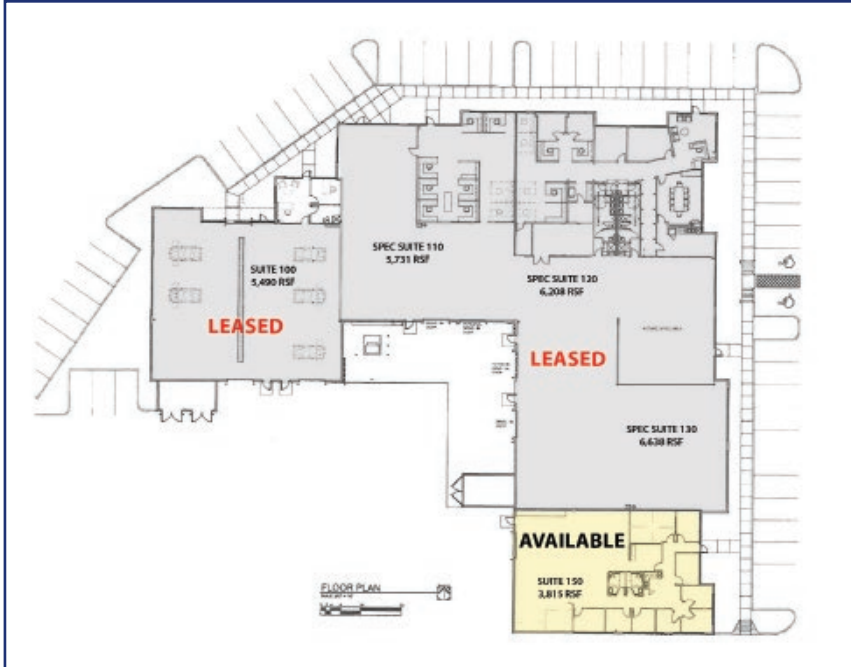
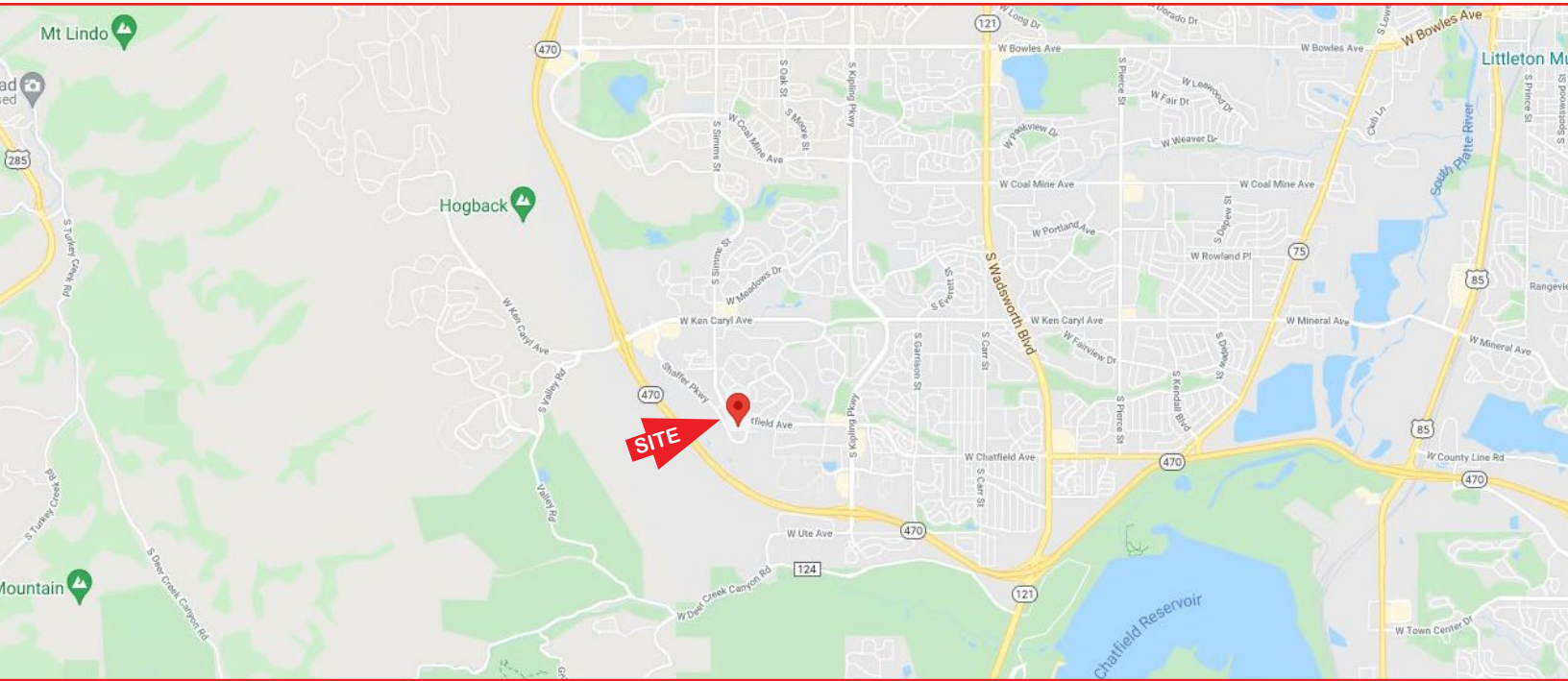
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