

Flex/Office Space For Sale

Highlights

- > \$4,100,000 or \$277/SF
- > Excellent Ken Caryl location
- > Easy access from C-470 via Kipling Street or Ken Caryl Avenue
- > Golf course setting with serene views and patio
- > Trilogy keycard access
- > (2) T1 Lines/CBeyond
- > Raised floor data room with Leibert unit
- > Lucent phone system
- > 7 Trane rooftop HVAC units (each office has its own thermostat)
- > New roof with transferable warranty

7815 Shaffer Parkway Littleton, CO 80127

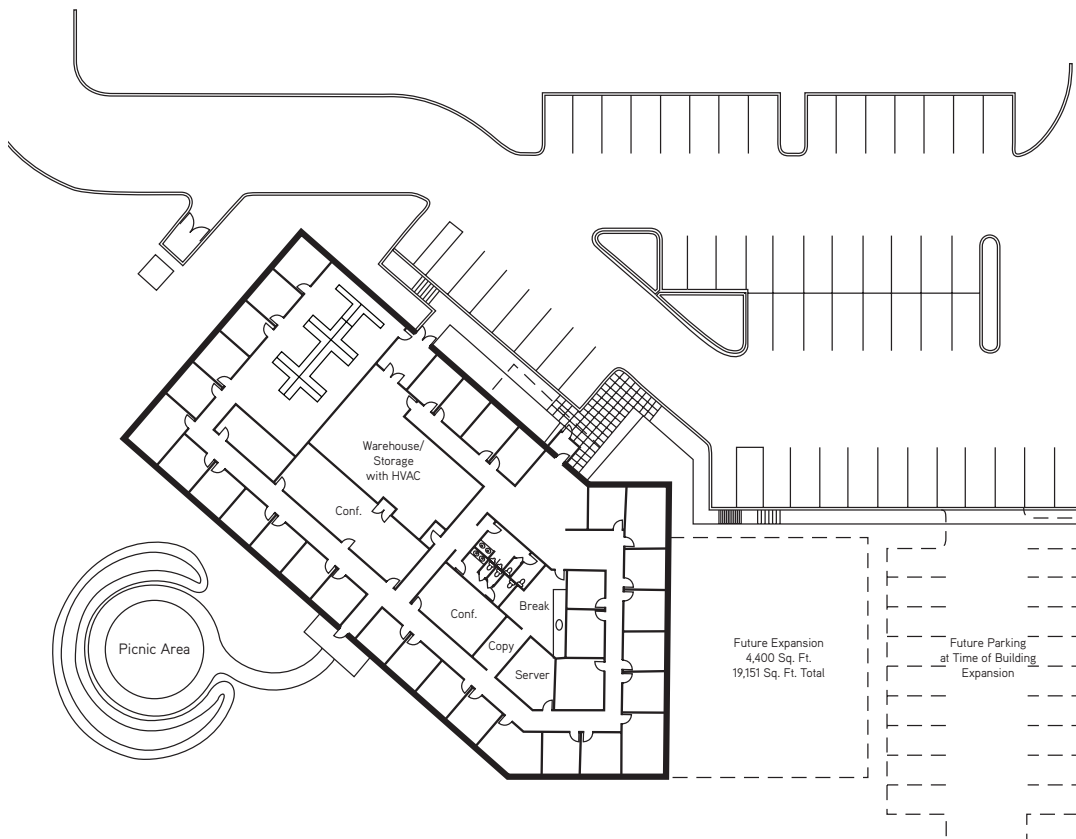
Building Information

| | |
|--------------------|---|
| Building Size: | 14,759 SF (Expandable with an additional 4,400 SF) |
| Site Size: | 1.98 Acres |
| YOC: | 2006 |
| Construction Type: | Brick/Block |
| Parking: | 54 Parking Spaces (3.67:1,000) |
| Sprinklered: | No |
| City/County: | Littleton/Jefferson |
| Zoning: | PD Littleton |
| Loading: | Double doors into warehouse |

For Sale



Site Plan



Contact us:

Nick Rice

Associate
+1 720 833 4620
nick.rice@colliers.com

T.J. Smith, SIOR

Principal
+1 303 283 4576
tj.smith@colliers.com

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Colliers

4643 S. Ulster Street, Suite 1000
Denver, CO 80237
P: +1 303 745 5800
F: +1 303 745 5888