

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

LITTLETON OFFICE SPACE FOR LEASE

7991 Shaffer Parkway, Littleton, CO 80127



www.FullerRE.com



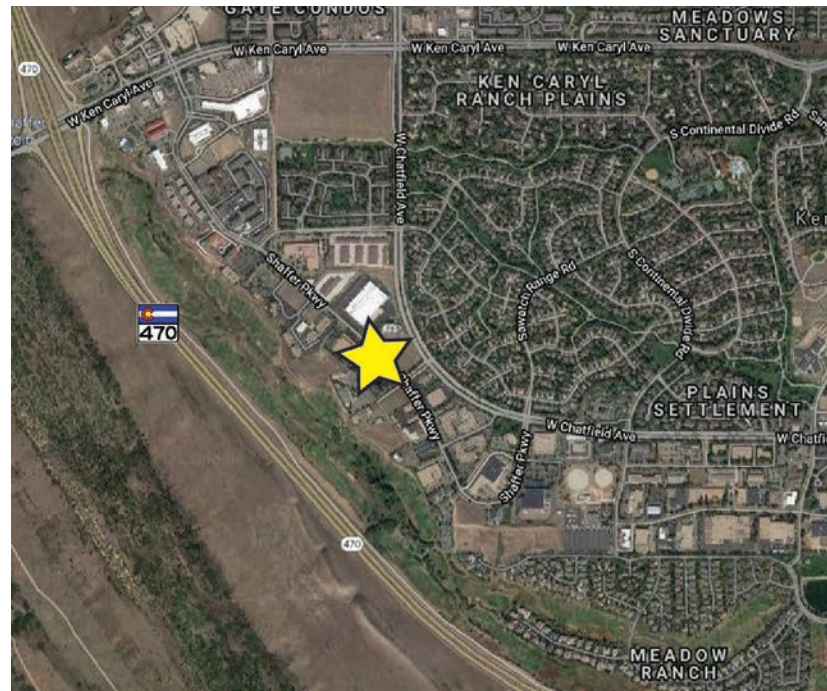
AVAILABLE:

SUITE 300

Size:	8,630 SF
Layout:	Full floor suite with mountain views. 17 perimeter offices, conference room, secured entrance, and galley.

\$14.00/SF Full Service Gross

Building amenities include; proximity to retail, common showers, ample parking, and adjacent golf course.



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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population:

11,743

63,536

136,997



Households:

4,820

24,500

54,038



Medium Income

\$95,800

\$104,563

\$101,567



Medium Age:

39.20

40.40

40.40



Traffic: 27,375 -S. Kipling Ave. @ S Chafield Ave.



Suite 300 - 8,630± SF

Floorplans provided as a visual reference and may not be 100% accurate.