

Ken Caryl Flex Space For Lease

11616 Shaffer Place, #S-105, Littleton, CO 80127



www.FullerRE.com



For Lease: \$23.25/SF MG

CURRENT AVAILABILITY

Condo S-105 SF:	2,010± SF
YOC:	2012
Parking:	3 Surface Spaces 1.5:1,000
Ceiling Height:	14'
Zoning:	Jeffco I-3 Under PUD
Power:	220V
Lease Rate:	\$23.25/SF Modified Gross
Modified Gross:	Tenant pays for utilities and in-suite janitorial

PROPERTY NARRATIVE

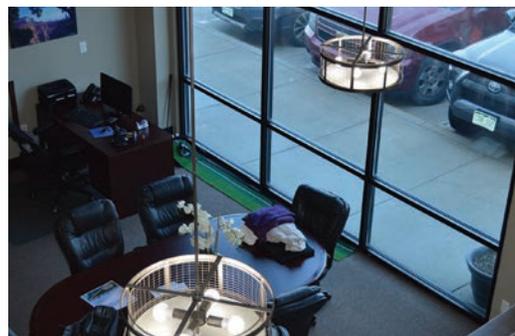
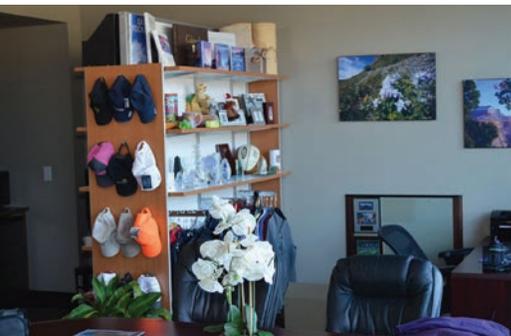
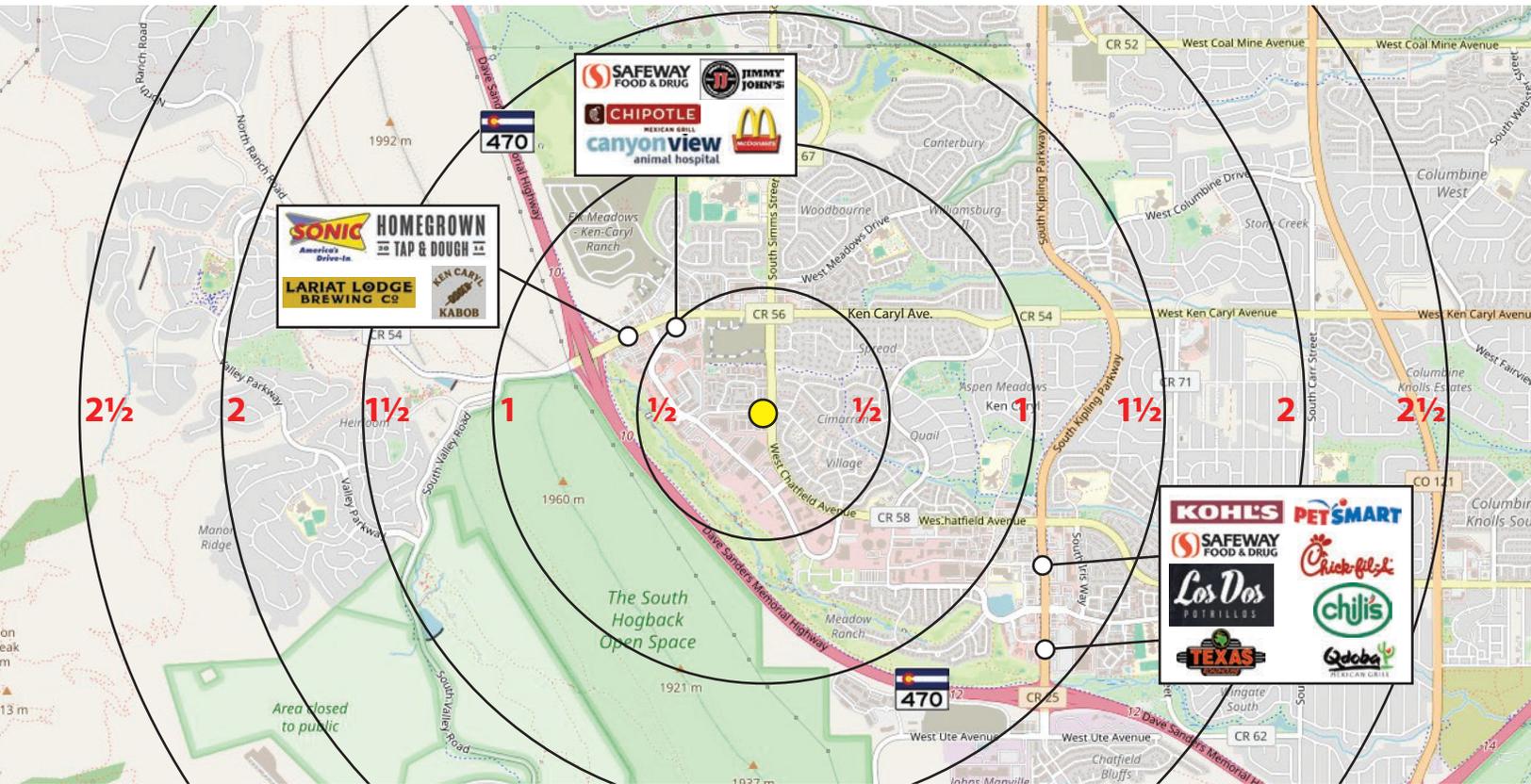
Located in the heart of the Ken Caryl Business Park of SW Denver, just off W. Chatfield Ave., this flex condo provides for a great warehouse/showroom capability. There is a vaulted ceiling with an office on the mezzanine level. There is a large double door in the front that provides for easy loading for warehouse needs. Easy access to C-470 via W. Ken Caryl Ave. There are numerous nearby retail and restaurant amenities that include a Safeway, McDonalds, Jimmy Johns, Sonic Drive-In, and others. There is also a nearby Hampden Inn and Homewood Suites by Hilton.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Tenant**

John Becker
(720) 287-5414 direct
(303) 888-7909 mobile
JBecker@FullerRE.com

Mike Haley
(720) 287-5408 direct
(720) 309-3413 mobile
MHaley@FullerRE.com



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,729	63,968	124,277
Households	3,102	24,567	48,087
Median HH Income	\$119,417	\$115,438	\$111,900
Median Age	44.10	43.00	43.10
Traffic	2,228 vpd - Shaffer @ Elk Head (2025)		

Source: CoStar 2026