

Deer Creek Technology Center

10822 W Toller Dr, Littleton, CO 80127

Presented by
Captiva Investments II, LLC



Price: \$22.00 /SF/Yr

Deer Creek Technology Center - DCTC (formally Deer Creek Offices) caters to engineering and technology organizations looking for commercial office space in Denver's coveted southwest foothills (80127 zip code). DCTC is the nearest commercial office space to two of Lockheed Martin's facilities (Lockheed Martin Deer Creek & Lockheed Martin Space Systems (LMSS)). We offer two, free Electric Vehicle (EV) charging stations for our tenants. Common area bathrooms have been recently renovated featuring hands free equipment. Property features dynamic and energy-saving interior and parking lot LED lights that are programmable and remote-controlled. Health vending machine.

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Nearest offices to two of Lockheed Martin's facilities, located right off Colorado State Highway 470, free Electric Car charging & updated bathrooms



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10822 W Toller Dr, Suite 110
Littleton, CO 80127

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Deer Creek Tenant Directory



Free Electric Car Charging for our Tenants

Free EV Charging for out tenants

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Allegiance Consulting	2,521	August 2021
APC Automotive Technologies	3,679	
Babcock & Wilcox Power Generation Group, Inc.	4,502	September 2021
Buttonwood Investment Service	2,240	October 2024
Carollo Engineers	19,378	January 2021
Jacobson Forensic Engineering Inc	2,500	
Marshall Investment Management	1,802	July 2024
MFCP	7,297	
Modjeski And Masters	2,000	
Sherpa 6	3,122	

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sunrise - Deer Creek Technology Center - DCTC - South
Entrance/Parking Lot

New programmable and remote-controlled LED lighting installed in parking lots, common areas and in most Suites



FIELD-ADJUSTABLE
WATTAGE CCT

**Programmer/
Remote
Control**

Free EV Charging for out tenants

Listing spaces

1st Floor Ste 100

Space Available	3,018 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	3 - 7 Years

Tenant improvements possible as per tenant needs. Two, Free Electric Car charging stations for all tenants. Recently renovated bathrooms featuring hands free equipment. Kitchen includes deep sink (with Reverse Osmosis System already installed), full size refrigerator/freezer, and dishwasher. Reception desk area already established. All suites have server closets. Suite entrance is situated immediately upon entering the building's north entrance and this area has significant inherited security camera coverage.

1st Floor Ste 120

Space Available	3,000 - 7,172 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	3 - 7 Years

Tenant improvements possible as per tenant needs. Suite 120, parking lots and common areas feature dynamic and energy-saving LED lights that are programmable and remote-controlled. Two, Free Electric Vehicle (EV) charging stations for all tenants. Recently renovated bathrooms featuring hands free equipment. Kitchen(s) includes sink, dishwasher, and refrigerators (full size refrigerator/freezer for Suite-120A, and optional for Suite-120B). Server closet in Suite-120A. Suite entrance is situated immediately upon entering the building's north entrance and this area has significant inherited security camera coverage. Healthy vending machine right outside in side hallway.

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LED lighting programmable and remote controlled

Listing spaces

1st Floor Ste 160

Space Available	1,879 SF
Rental Rate	\$22.00 /SF/Yr
Date Available	Now
Service Type	Full Service Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	3 - 7 Years

Tenant improvements possible as per tenant needs. Two, Free Electric Car charging stations for all tenants. Recently renovated bathrooms featuring hands free equipment. Kitchen includes sink and a brand-new, never-used full size refrigerator/freezer. All suites have server closets. Suite 160, parking lots and common areas feature dynamic and energy-saving LED lights that are programmable and remote-controlled. Suite entrance is situated immediately upon entering the building's south entrance and this area has significant inherited security camera coverage.

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Property Photos



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Lobby Plants

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Property Photos



Lobby - Tenant Mailbox Center



Deer Creek Office Mailboxes

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Property Photos



Three Color Palette options to choice from



1st Floor Bathroom has a shower and features new hands-free equipment

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Property Photos



Hands Free Soap Dispensers in all bathrooms



Hands-free faucets in the common area bathrooms

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Property Photos



Hands Free Paper Towel Dispensers

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Location

