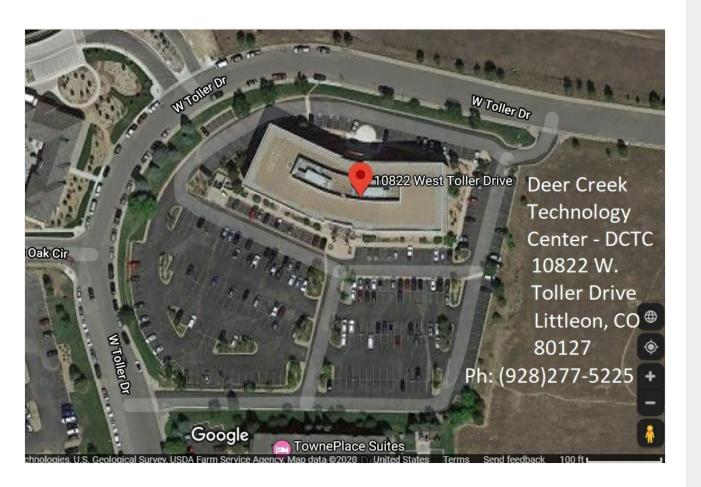
Presented by Captiva Investments II, LLC

Deer Creek Technology Center

10822 W Toller Dr, Littleton, CO 80127



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.

10822 W Toller Dr, Littleton, CO 80127



Jim Weber jim@captiva-holdings.com (928) 277-5225

Captiva Investments II, LLC 10822 W Toller Dr, Suite 110 Littleton, CO 80127

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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Deer Creek Tenant Directory



Free EV Charging for out tenants

Major 7	Tenant	Information	
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Tenant	SF Occupied
Allegiance Consulting	2,521
APC Automative Technologies	3,679
Babcock & Wilcox Power Generation Group, Inc.	4,502
Buttonwood Investment Service	2,240
Carollo Engineers	19,378
Jacobson Forensic Engineering Inc	2,500
Marshall Investment Management	1,802
MFCP	7,297
Modjeski And Masters	2,000
Sherpa 6	3,122

Lease Expired August 2021 September 2021

October 2024

January 2021

July 2024

10822 W Toller Dr, Littleton, CO 80127



sunrise - Deer Creek Technology Center - DCTC - South

Entrance/Darking Lat

New programmable and remotecontrolled LED lighting installed in parking lots, common areas and in most Suites



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

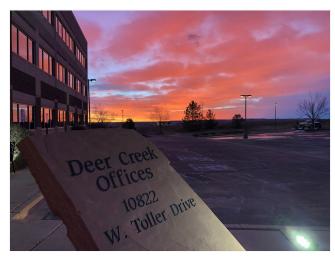
Tenant improvements possible as per tenant needs. Two, Free Electric Car charging stations for all tenants. Recently renovated bathrooms featuring hands free equipment. Kitchen includes deep sink (with Reverse Osmosis System already installed), full size refrigerator/freezer, and dishwasher. Reception 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



Deer Creek Tenant Directory

Lobby Plants

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Property Photos



Lobby - Tenant Mailbox Center

Deer Creek Office Mailboxs

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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

