



OFFERING SUMMARY

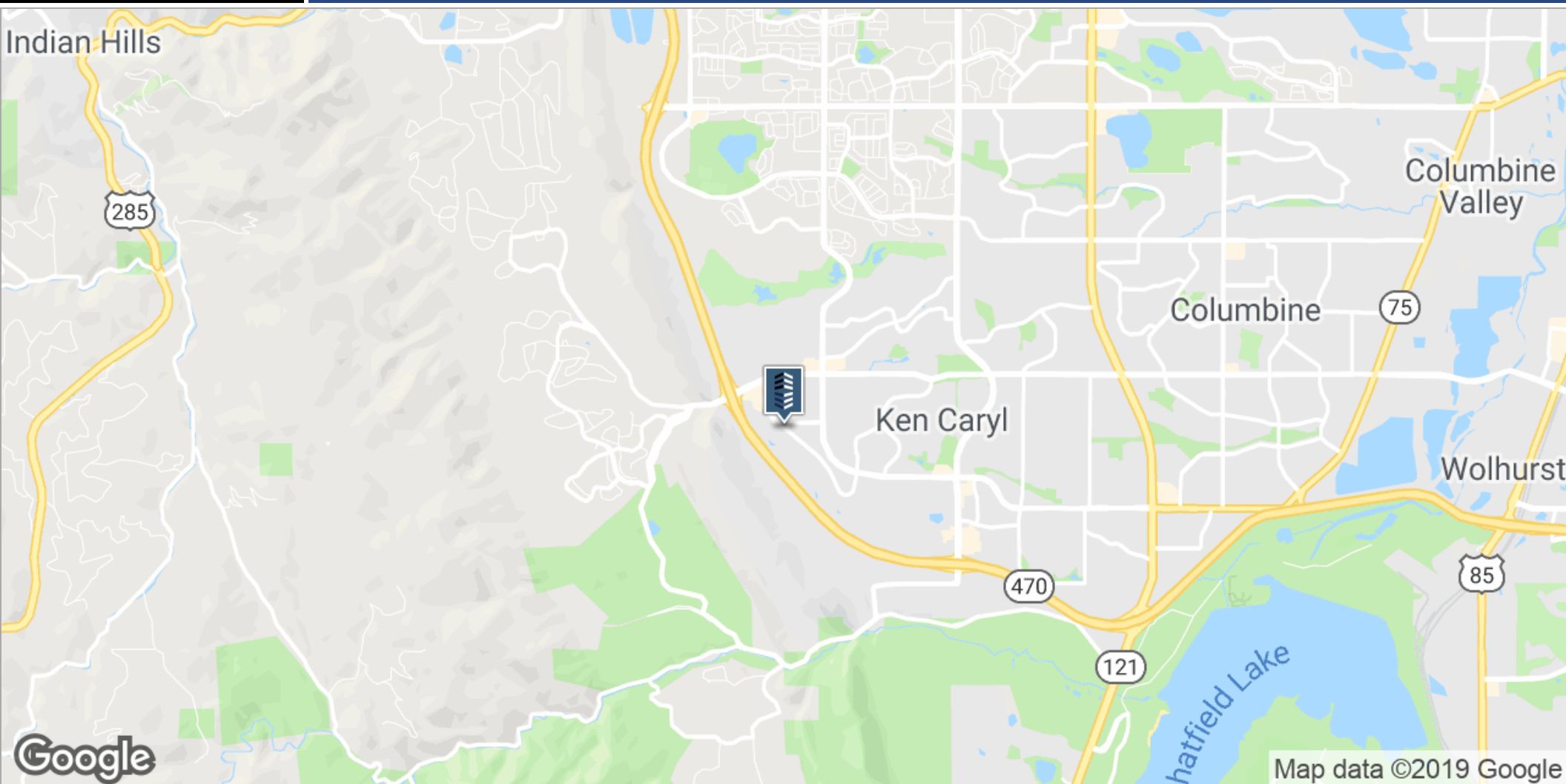
Available SF:	1,000 - 5,500 SF
Lease Rate:	\$19.50 - 21.50 SF/yr (MG)
Lot Size:	2.58 Acres
Building Size:	5,500 SF
Building Class:	B
Ceiling Height:	13.5 FT
Year Built:	2009
Market:	Denver Southwest

PROPERTY OVERVIEW

Ken Caryl Business Center is a four building complex with a unique opportunity to design your own space, and have the ability to lease at a low rate of \$19.50/SF Modified Gross. Buildings 7610 & 7620 are already built and 7630 & 7640 are available to "Build to Suit". The suites range in size from 1,000 SF to 5,500 SF are ready for occupancy for professional office, medical office, high-end flex, and quasi-retail tenants. The property offers tenants a affordable rate/price for high quality office/retail/flex space in the Southwest Metro area.

PROPERTY HIGHLIGHTS

- Quality, New Construction
- Professional Ownership and Management
- Affordable Lease Rates @ \$19.50 Modified Gross
- Professional Office, Medical Office, & Quasi-Retail Use
- Build to Suit opportunity



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