

Office Space FOR LEASE

Ken Caryl Business Park

Space Available:	13,394 RSF
Maximum Contiguous:	7,368 RSF
Minimum Divisible	1,043 RSF
Lease Rate	\$21.00/SF Gross



10397 W Centennial Road | Littleton | Colorado 80127

- ▲ Professional office building with high end finishes
- ▲ Attractive design with abundant natural light
- ▲ Building is elevator served
- ▲ Great South views
- ▲ Solid location with strong area demographics
- ▲ Easy access to C470 via Kipling Parkway

Building Size:	13,394 SF
Number of Floors:	2
Site Size:	0.89 Acres
Year Built:	2002
Zoning:	PD, Littleton
Parking Ratio:	2.99/1,000 SF

Matt Call

Principal

direct 303.956.5781

office: 720.420.7529

matt.call@navpointre.com

Matt Kulbe

Brokerage Services

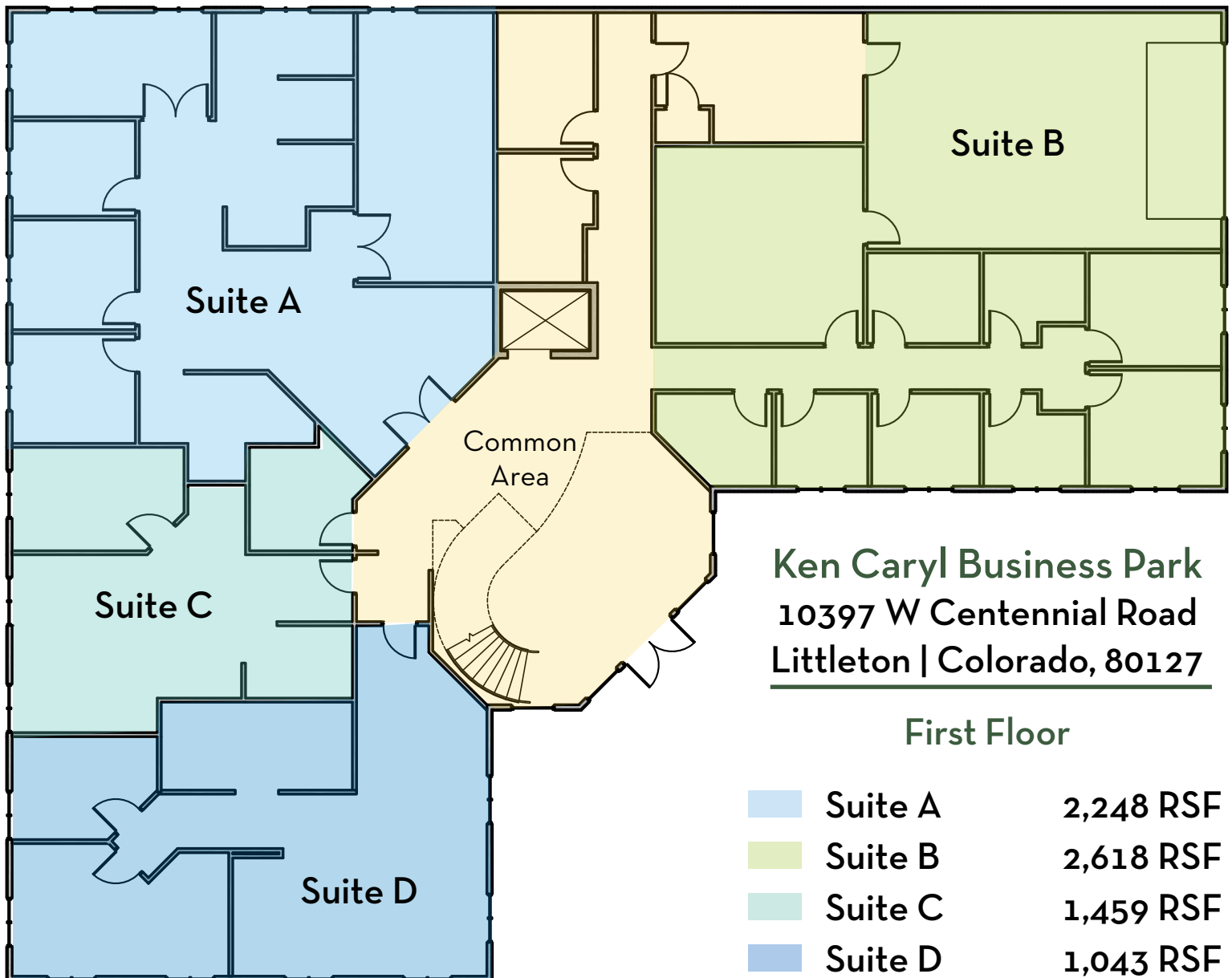
direct 720.635.4591

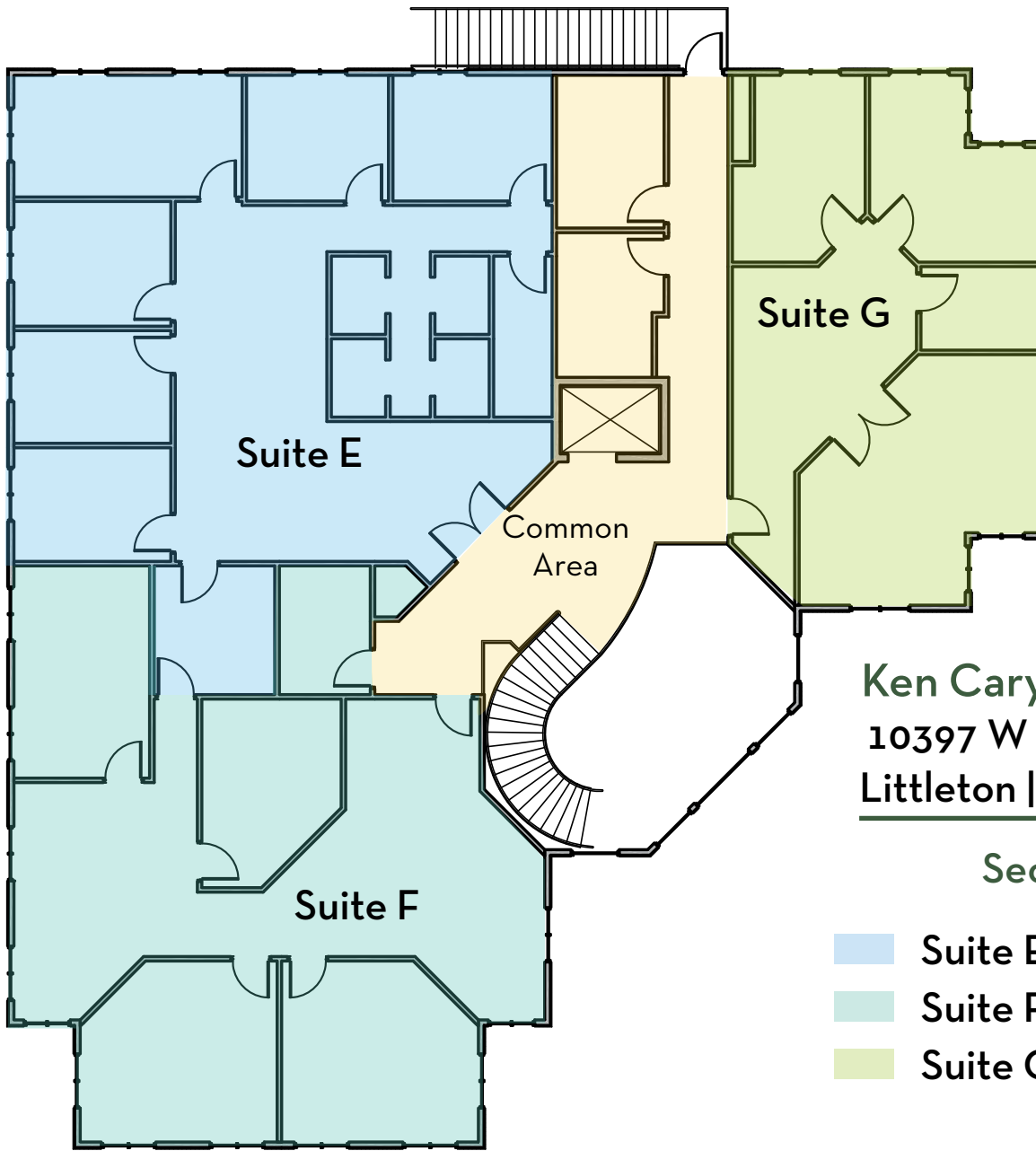
office 720.376.6800

matt.kulbe@navpointre.com

navpoint
REAL ESTATE GROUP
www.NavPointRE.com

- ▲ Attractive entry with abundant natural sunlight that supplements the interior illumination.
- ▲ Very strong area demographics with average household income over \$110,000 within a five mile radius.
- ▲ Highly educated workforce with over 44% of the population holding a Bachelors degree or above and over 33% in Professional or Management positions







- ▲ Located in the Ken Caryl Business Park with quick access to C-470 via Kipling Parkway
- ▲ Close to shopping, dining and entertainment including Staples, Kohls, and Big 5 Sporting Goods
- ▲ Close to Chatfield Reservoir and State Park as well as several walking, hiking and biking trails



DEMOGRAPHICS - 5 MILE RADIUS

 Population 136,360	 Households 53,024	 2018-2023 Growth 5.42%	 Average HH Income \$113,520
---	---	--	---