

Ken Caryl Flex Space For Lease

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



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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.

Also available for Sale \$650,000

Fuller Real Estate
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**Brokerage Disclosure
to Tenant**

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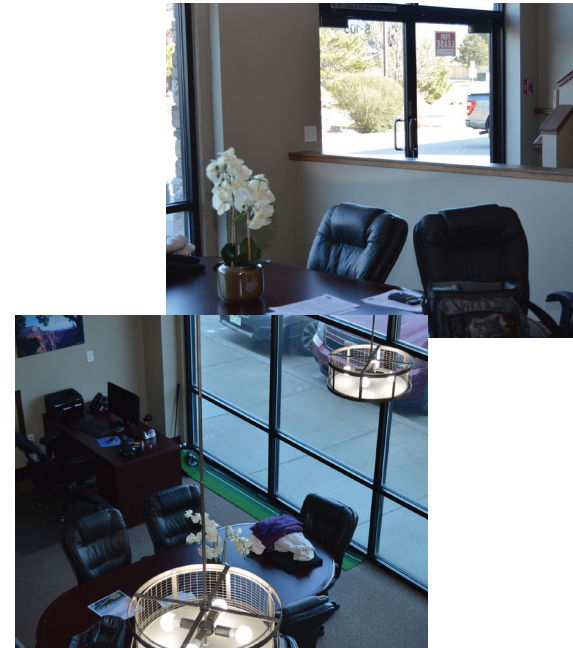
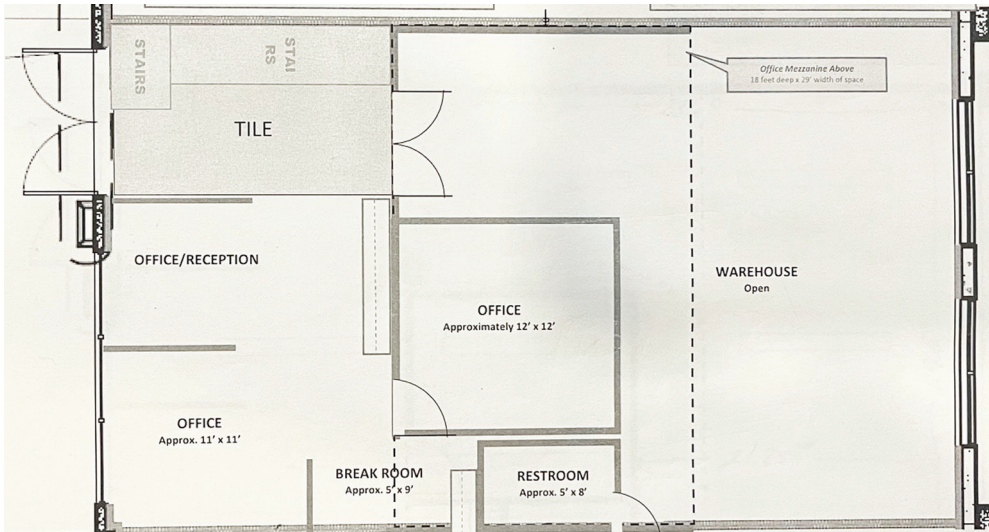


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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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FIRST FLOOR



SECOND FLOOR



DEMOGRAPHICS



Population

1 Mile

7,729

3 Miles

63,968

5 Miles

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

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