

SINGLE-TENANT INVESTMENT OPPORTUNITY

8100 SHAFFER PARKWAY

LITTLETON, CO 80127



THE OFFERING

Offering Price:	\$5,860,000
In-Place Cap Rate:	6.00%
Annual NOI:	\$351,624
Primary Term Expiration:	12/31/2025
Renewal Options:	None
Total SF:	29,302 SF
Total Acres:	2.24 Acres

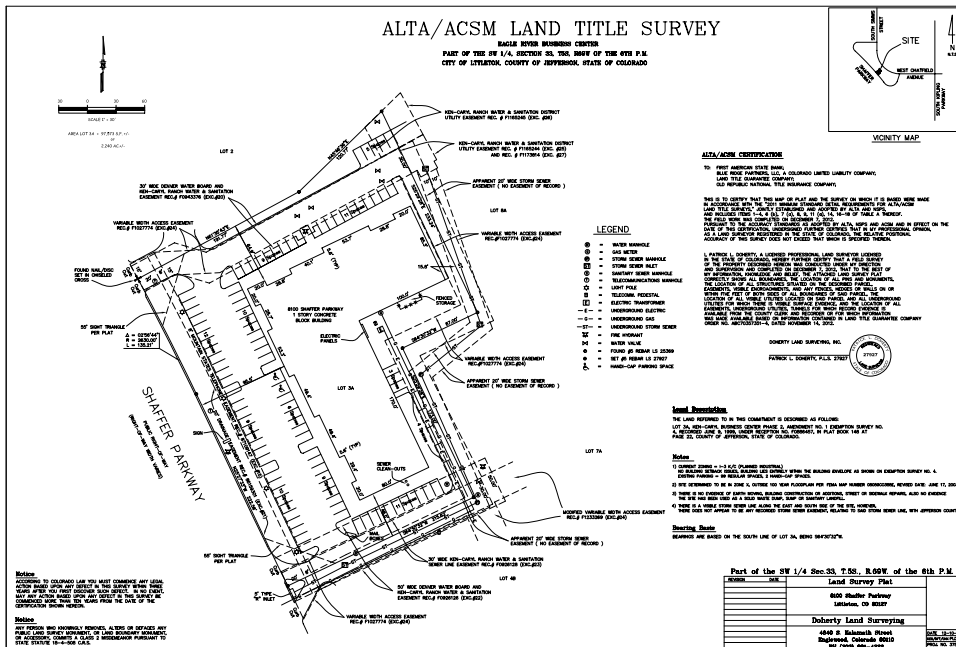
8100 Shaffer Parkway represents an excellent opportunity for an investor to acquire a well-maintained, single-tenant office/flex building in Denver's Southwest Submarket. Situated within the premier Ken Caryl Business Park, the 29,302 square foot facility is 100% leased to a leading aerospace company on a recently extended, below market 5 year NNN lease for \$12.00/SF NNN with 3.00% escalations. The property provides ample parking, convenient access to Metro Denver and excellent nearby housing options.

The tenant recently expanded into the balance of the facility and continues to benefit from Colorado's growing aerospace economy. Today, Colorado is the 2nd largest aerospace economy in the nation employing over 190,000 people and home to nine of the nation's top aerospace contractors.

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DRIVE TIMES

Downtown Denver	30 Minutes
Denver Tech Center	22 Minutes
Boulder	45 Minutes
Fort Collins	80 Minutes
Colorado Springs	65 Minutes
Denver International Airport (DIA)	50 Minutes

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