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**TOWER**  
REALTY PARTNERS

# FOR LEASE

**\$28/SF ANNUALLY**

**9102 W KEN CARYL AVE  
LITTLETON CO, 80128**



**TOWER-BROKERS.COM**



## PROPERTY OVERVIEW

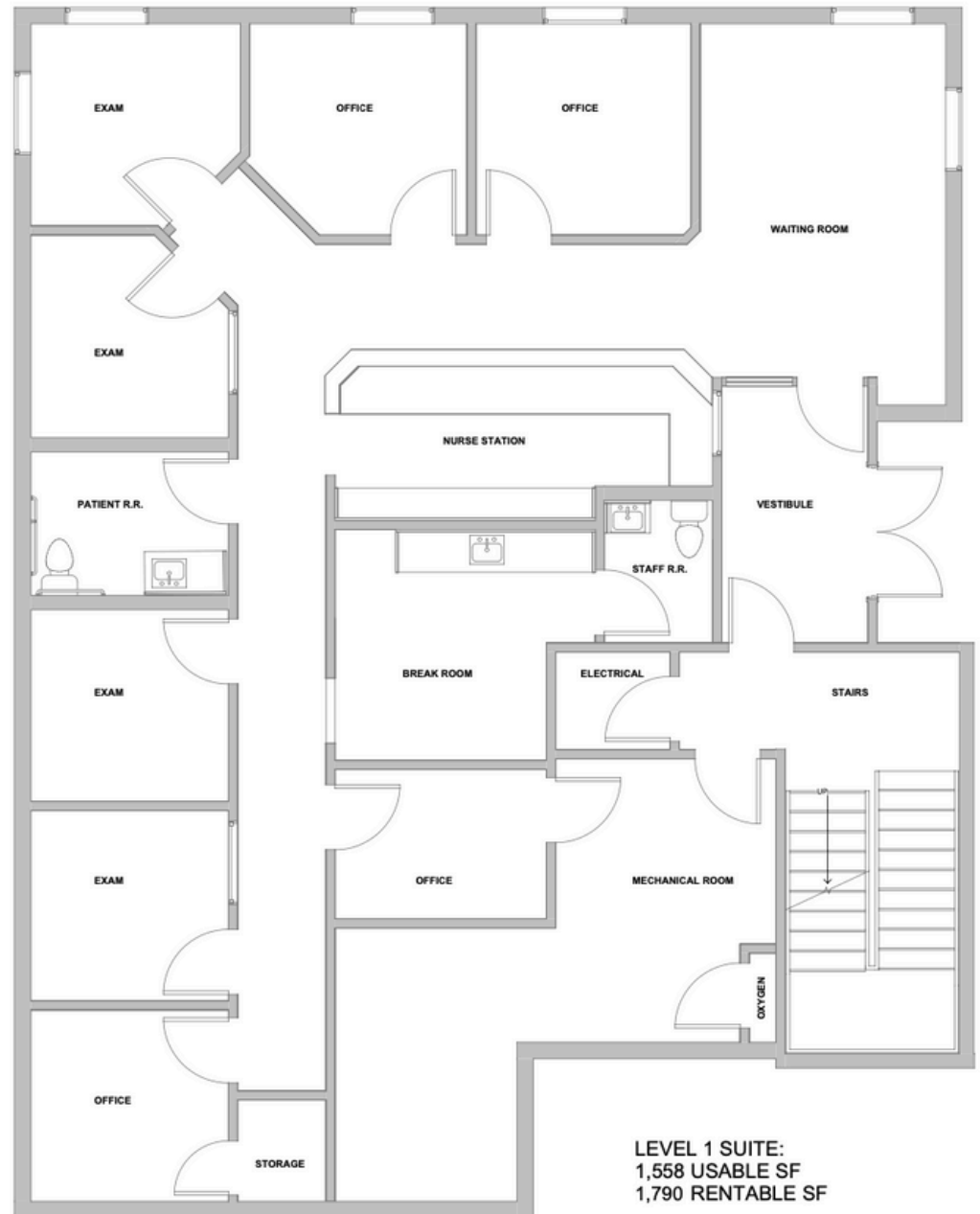
**Prime medical office space is now available in a highly desirable, established location in Littleton. This modern, well-maintained facility offers a professional and welcoming environment engineered for both patient comfort and clinical efficiency.**

**The facility features built-out medical space on the first floor, offering immediate functionality for a variety of specialties, from primary care to specialty services. The thoughtful design includes a welcoming reception and waiting area, multiple private exam rooms, and dedicated administrative offices, minimizing downtime for your transition. Furthermore, the property provides ample, convenient parking for patients and staff, ensuring accessibility is never an issue.**

**This is an excellent opportunity to acquire a turnkey medical facility in a thriving commercial corridor. Its location provides exceptional visibility and proximity to key community services and demographics, making it primed for strong patient acquisition and long-term business success.**

## Suite 100

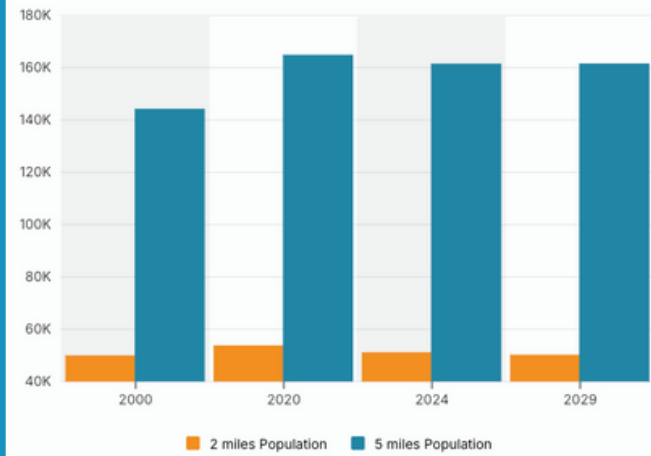
- **Specialized Spaces:** The building features an available medical space on the first floor, providing a versatile setting for various healthcare services.
- **Modern Amenities:** Equipped with state-of-the-art medical infrastructure, ensuring a smooth and efficient operation for your practice.
- **Parking:** Plenty of on-site parking available for patients and staff.
- **Visibility:** Excellent street visibility, ensuring your practice gets noticed by the local community.



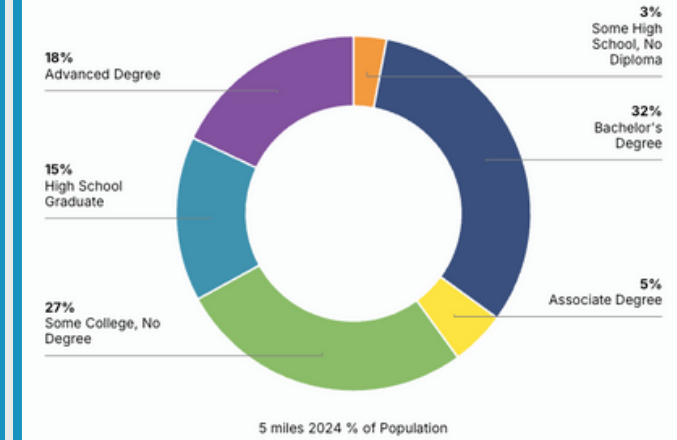


# DEMOGRAPHICS

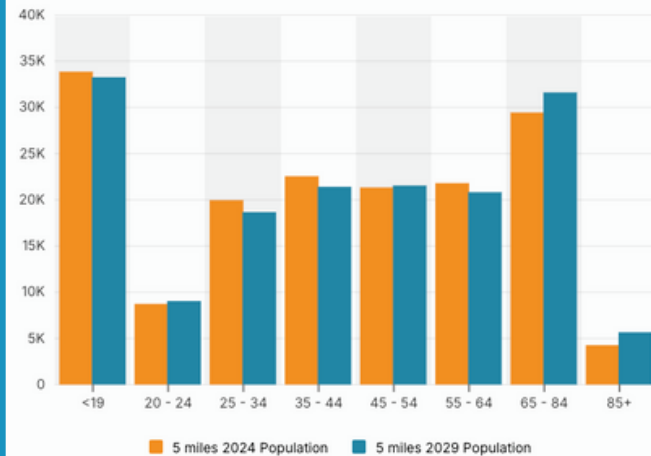
Population



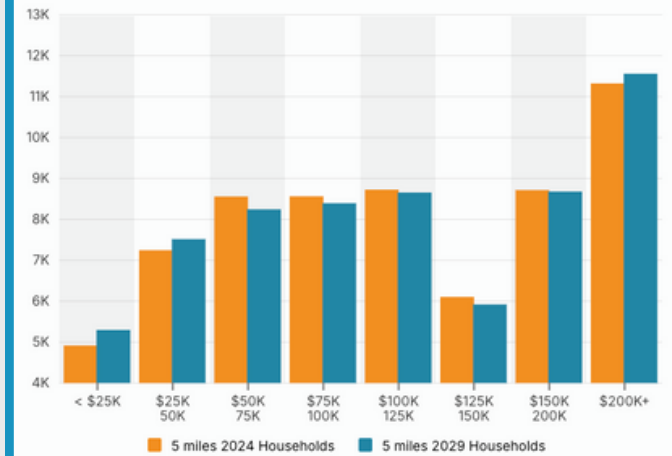
Educational Attainment



Population By Age



Household Income



Household Size

