



Ken Caryl Professional Center

Office Condo For Sublease

10579 Bradford Rd, Ste 104
Littleton, CO 80127

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Ken Caryl Professional Center

10579 Bradford Rd, Unit 104

2,594 SF | Flexible sublease options

Step into this beautifully updated, move-in ready office condo through a flexible sublease opportunity. Located in a well-maintained, single-story professional building within the Ken Caryl Business Center, this space offers modern finishes, a versatile floor plan, and the chance to occupy on favorable terms without a long-term direct lease commitment.

Key Features:

- **Professional First Impression:**
A welcoming reception area with a built-in transaction counter and a striking rock accent wall for a modern touch.
- **Versatile Floor Plan:**
Features a large conference room (easily convertible into three additional offices for a total of eight private offices), five existing private offices, and a spacious break room.
- **Modern Upgrades:**
Remodeled in November 2024, including fresh paint, elegant luxury vinyl tile (LVT) flooring and contemporary design elements.
- **Thriving Business Environment:**
Located in a professional setting with ongoing renovations nearby, including a newly remodeled dental practice across the hall—signaling strong professional growth in the building.

This move-in ready office space offers an excellent opportunity for businesses looking to establish themselves in a prime location.

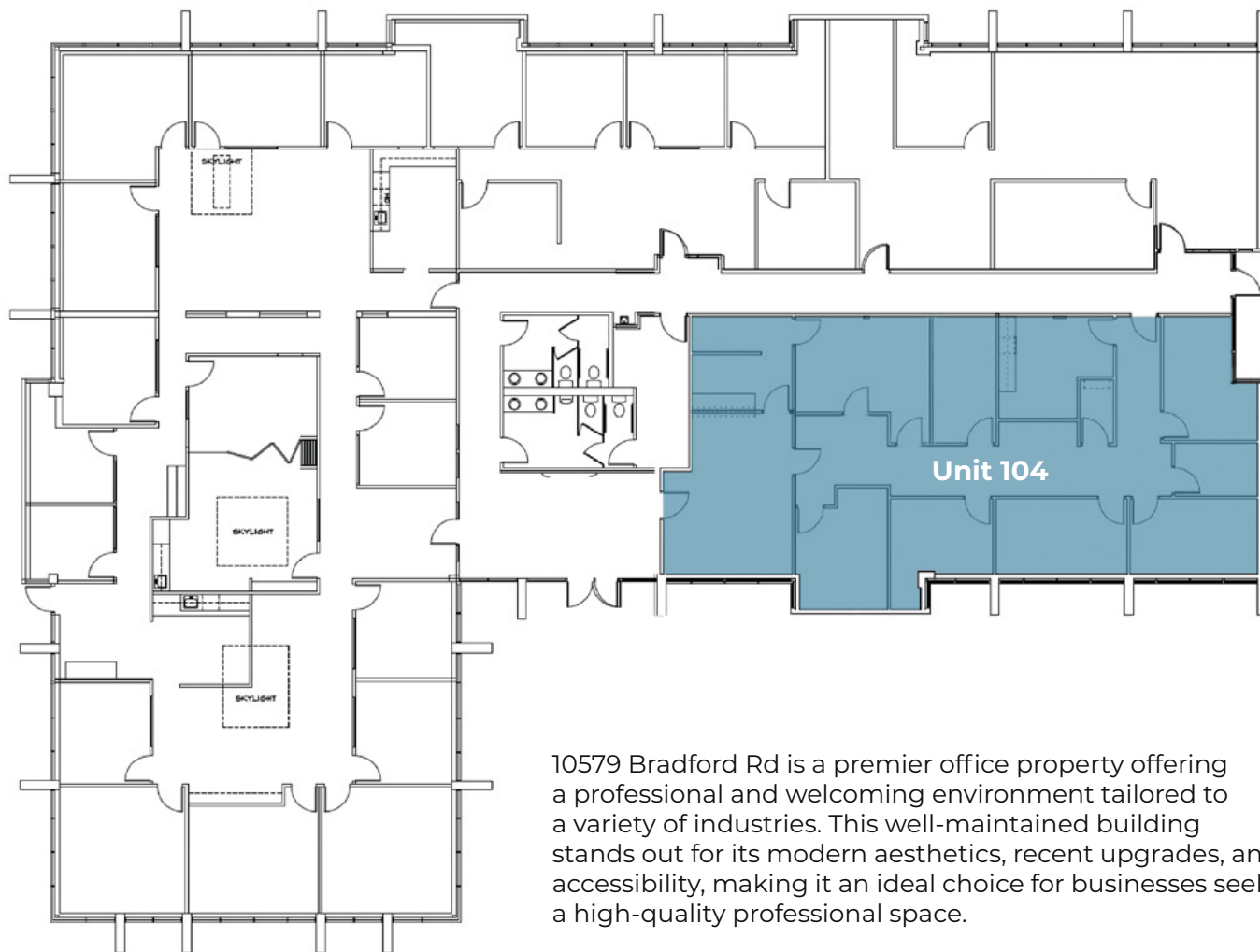


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10579 Bradford Rd Unit 104

Building Floorplan



10579 Bradford Rd is a premier office property offering a professional and welcoming environment tailored to a variety of industries. This well-maintained building stands out for its modern aesthetics, recent upgrades, and accessibility, making it an ideal choice for businesses seeking a high-quality professional space.

County : Jefferson

Year Built: 1981

Zoning: PD

Parking Ratio: 2.75 : 1,000

Building Class: B

Contemporary Design: Recently updated with modern finishes that enhance the building's appeal and functionality.

Accessibility: Convenient ground-level entry, ample on-site parking, and ADA compliance ensure ease of access for clients and employees.

Active Improvements: Recent and ongoing renovations by tenants, including a fully remodeled dental office, reflect the building's desirability and growth.

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10579 Bradford Rd Unit 104

Floorplan

Availability:

Flexible shared-use sublease – Available Monday-Thursday

Finish Quality:

Fully remodeled in 2025 with luxury vinyl tile (LVT) floors, contemporary design, and modern exam room layout

Existing Use:

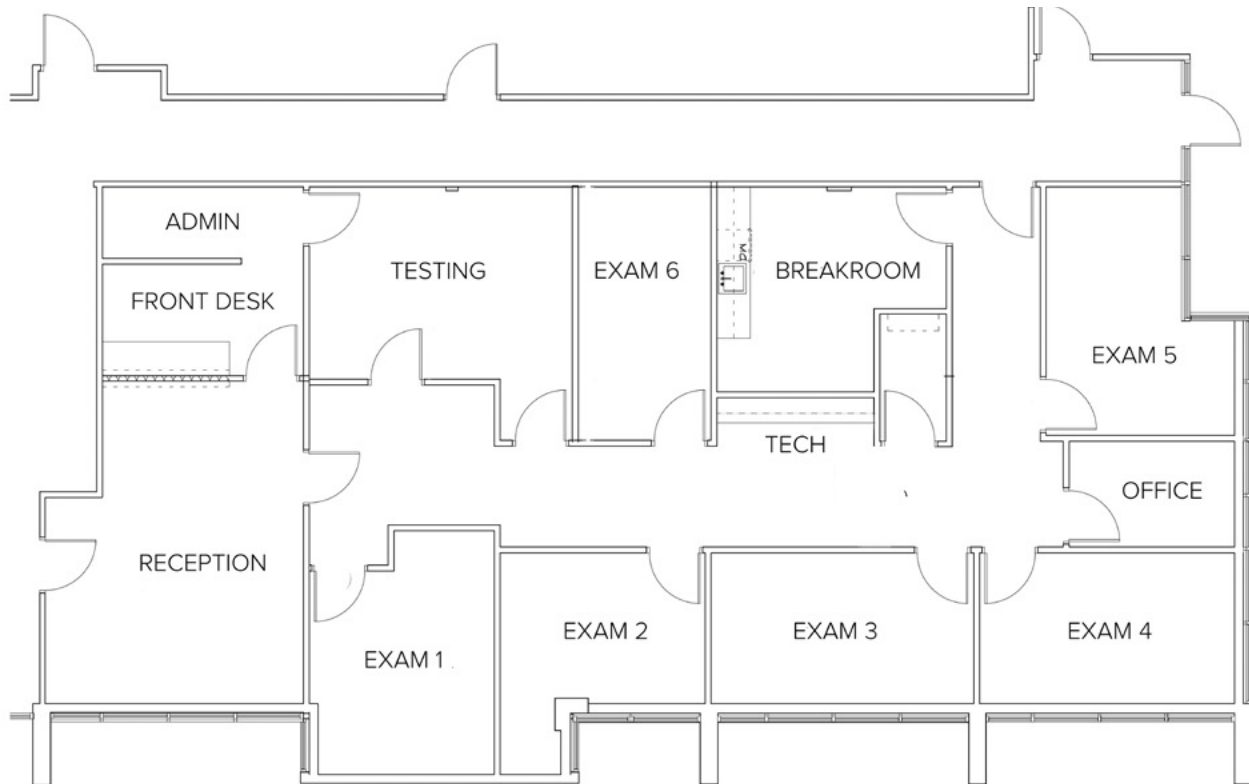
Retina specialty clinic operating 1-2 days per week

Parking:

Ample on-site surface parking (2.75 per 1,000 SF)

Accessibility:

ADA-compliant ground-level entry



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10579 Bradford Rd Unit 104 Property Photos



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Location Information

Littleton, Colorado

Nestled in the foothills of the Rocky Mountains, Littleton, CO offers the perfect blend of small-town charm and modern convenience. Located just 10 miles south of downtown Denver, this vibrant community boasts scenic beauty, top-rated schools, thriving businesses, and a strong sense of community—making it an ideal place to live, work, and invest.

Outdoor Recreation: With over 1,400 acres of parks and open space, Littleton offers hiking, biking, and water activities along the South Platte River and Chatfield State Park.

Historic Downtown: A charming district filled with locally owned boutiques, restaurants, breweries, and cultural attractions, including the Town Hall Arts Center.

Education & Schools: Served by the highly regarded Littleton Public Schools and close to higher education institutions like Arapahoe Community College.

Business & Economy: A strong local economy with a mix of small businesses, tech firms, healthcare services, and corporate offices.

Transportation: Convenient access to C-470, Santa Fe Drive, and the RTD Light Rail, making commutes to Denver and the Tech Center quick and easy.

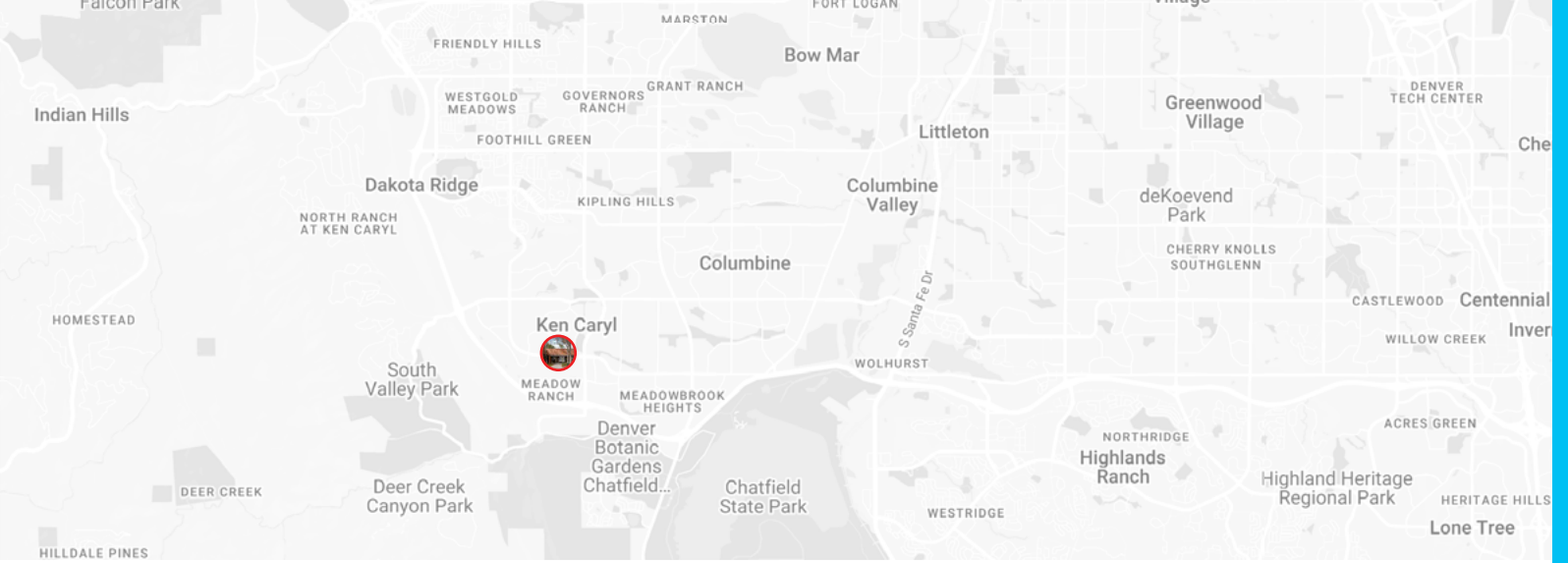
Why Invest in Littleton?

Littleton's strong real estate market, business-friendly environment, and high quality of life make it a prime location for homeowners, businesses, and investors. Whether you're looking for a thriving commercial space or a beautiful place to call home, Littleton offers endless opportunities in one of Colorado's most desirable communities.

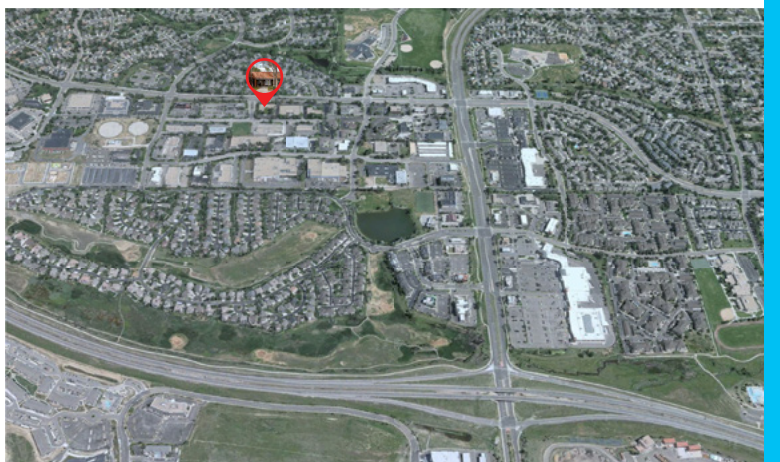
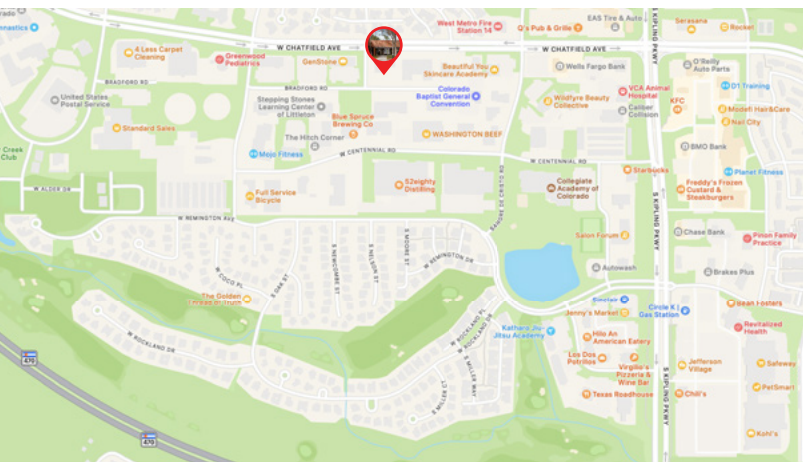


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Demographics & Community	1 Mile	3 Miles	5 Miles
2024 Population:	11,176	63,812	130,296
Median Household Income:	\$96,558	\$113,498	\$111,241
Median Home Value	\$496,049	\$564,165	\$591,625



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