



**Sagewood Center IV**  
**10106 W. San Juan Way**  
 Littleton, Colorado

**FOR SALE \$4,100,000**  
 Triple Net Leased Office Investment



**FEATURES**

Rentable Square Feet: 12,184  
 Occupancy: 100%  
 Anchor Tenant: Knowledge Learning Corporation (KLC)  
 NR SF: 21,560  
 Average Lease Rate: \$18.04/SF NNN  
 CAM/SF: \$11.81/SF  
 YOC: 2006  
 Number of Stories: Two  
 Parking Ratio: 3.7:1,000  
 Cap Rate: 8.37%  
 Price/SF: \$190.17

This quality office investment offers excellent credit tenants, net leases, ease of management and solid construction. This southwest metro Denver location is in the heart of the subdivision of Ken Caryl. Knowledge learning Corporation is the anchor tenant occupying 81% of this three-tenant property. Knowledge Learning Corporation\* lease has biannual escalators and expires November 2016. Please see reverse for aerial.

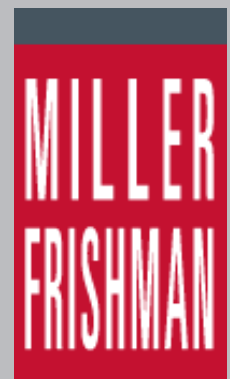
Total Rents	\$389,038
<u>Recapture Income</u>	<u>\$200,961</u>
<b>Total Income</b>	<b>\$589,999</b>
<u>Expenses</u>	<u>\$246,766</u>
<b>Net Operating Income</b>	<b>\$343,233 (8.37% Cap)</b>

\*www.knowledgelearning.com

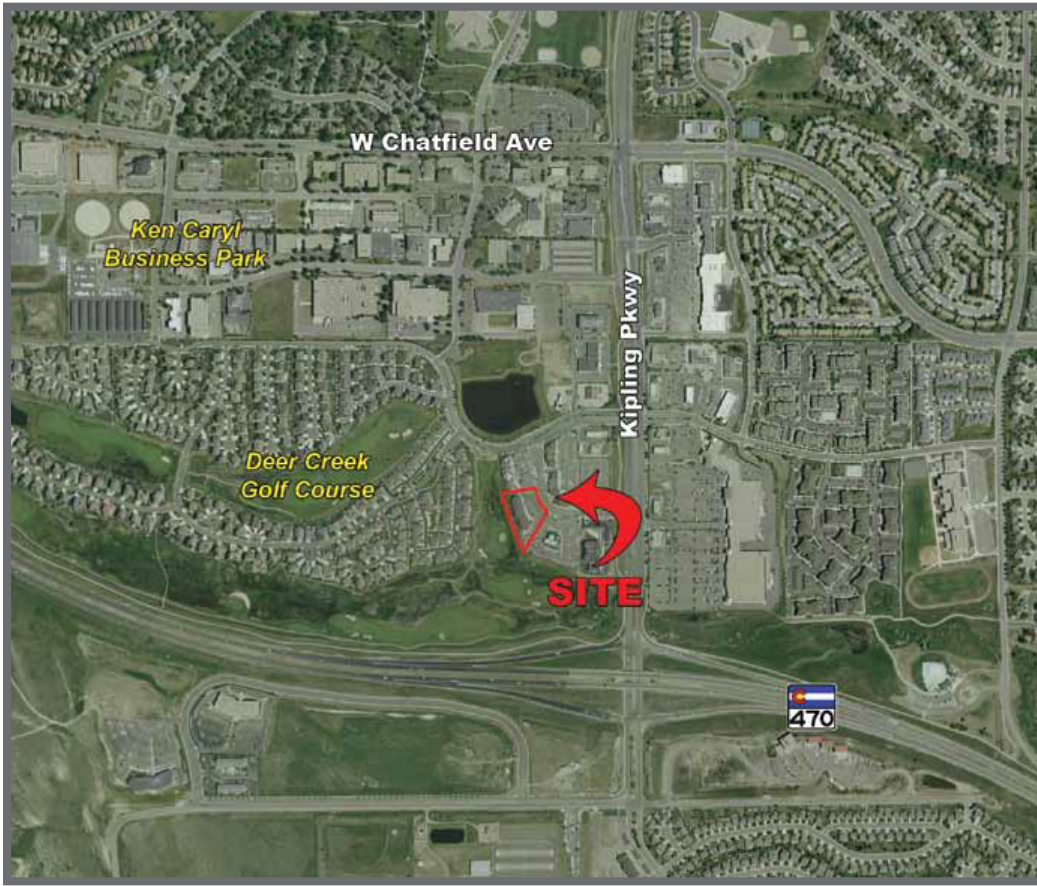
**FOR MORE INFORMATION  
 PLEASE CONTACT**

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## LOCATION MAP



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