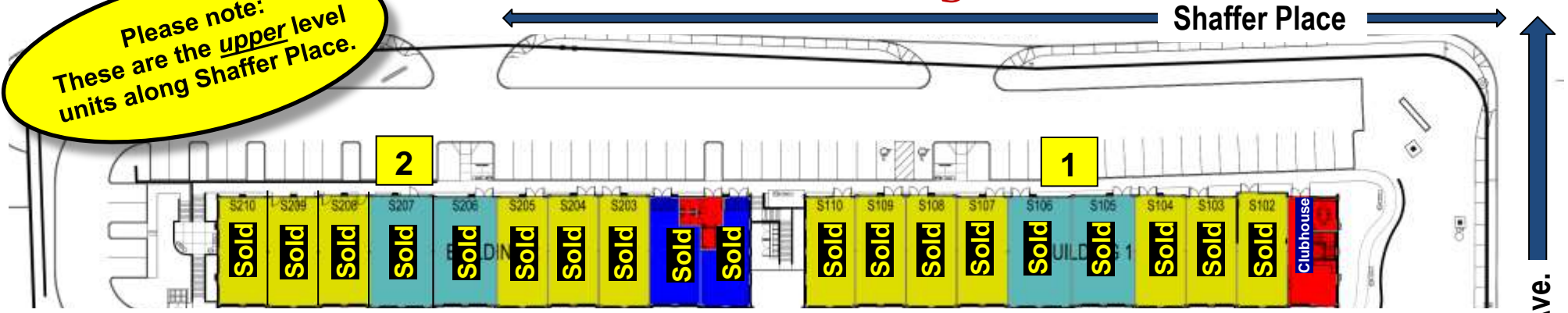


GarageTown at Ken-Caryl Select-FLEX Suites

Please note:
These are the upper level
units along Shaffer Place.



Located at 11616 Shaffer Place
in the Ken Caryl Business Center

**Limited Leasing Opportunities
Also May Be Available**

SIZE KEY

- CLUBHOUSE & COMMONS AREAS
- 24' x 52'
- 30' x 52'
- OTHER SIZE

**Ideal for Office, Showroom &
Light Manufacturing!**

Select-Flex Suites and Common Amenities Include:

- 200-amp electrical sub panel
- Air conditioning and gas heat
- Plumbing stub-in
- Storefront glass
- 8' wide glass entrance doors
- Insulated exteriors
- Elevators
- 24 ft. – 30 ft. unit widths
- 52 ft. unit lengths
- Conference Rooms
- Wi-Fi / Low voltage rough-in
- Clubhouse for owners' use
- Mail & shipping area
- Parking
- Multiple signage opportunities

GarageTown Common Amenities Include:

- 24/7 unlimited access
- Clubhouse for owners' use
- Secured ADA approved restrooms
- 60'+ wide, flat paved aisles
- Commercial air/vacuum center
- Assoc. Garage stocked w/ ladders, tow dolly, touch-up paints, etc.
- Exterior lighting
- Fire sprinklers & alarms
- Trash/Recycle receptacles
- 24/7 security cameras
- Limited outdoor parking
- Exterior hose bibs
- RV dump
- Potable water
- Shower area
- Picnic area

