



11551 E ARAPAHOE RD

CENTENNIAL, CO

SOUTHEAST DENVER OFFICE BUILDING

FOR SALE OR LEASE

85,935 SF Free-Standing Building Available

5:1,000 SF Parking

Leased by:

NEWMARK

Owned by:

KOELBEL

PROPERTY DETAILS

Sale Price:

\$12,950,000

\$150.70/SF

YOC:

2000

Operating Expenses:

\$10.14/SF

Parking:

5.00:1,000 SF Ratio

Site Size:

6.75 Acres

Use:

Office/R&D/Flex

Power:

480V/377 3,000 AMPS

City/County:

Centennial/Arapahoe

Ceiling:

12.5' 1st Floor to Deck

12.5' 2nd Floor to Deck

HVAC:

(2) 130 Ton Rooftop Units



HIGHLY EFFICIENT SUBURBAN OFFICE BUILDING DESIGN

- Corporate identity with high visibility | 63,000 cars per day
- Ability to occupy entire building or subdivide for future growth
- Abundant services and amenities within walking distance
- Unobstructed western views

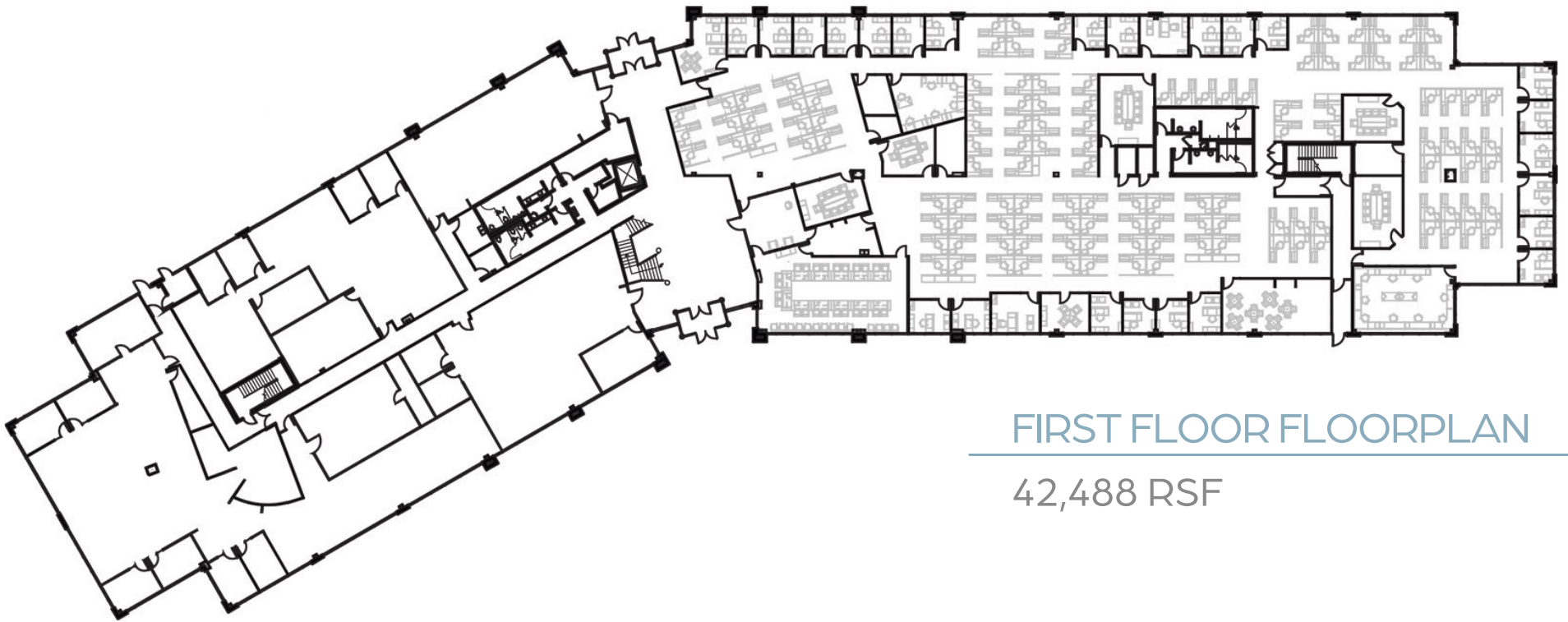


FLEXIBLE DESIGN ALLOWS FOR 1ST FLOOR
CONVERSION TO R&D/LAB/LIGHT INDUSTRIAL
USER WITH LOADING ABILITIES



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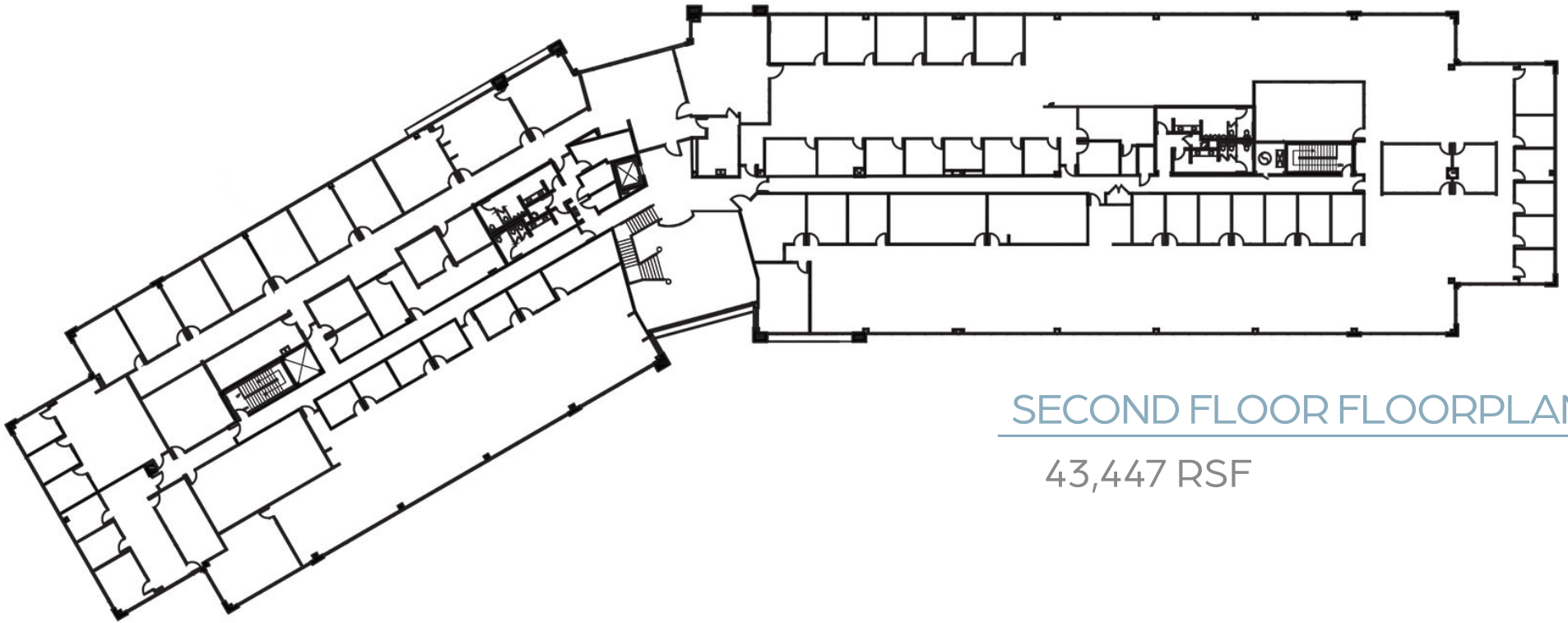


FIRST FLOOR FLOORPLAN

42,488 RSF

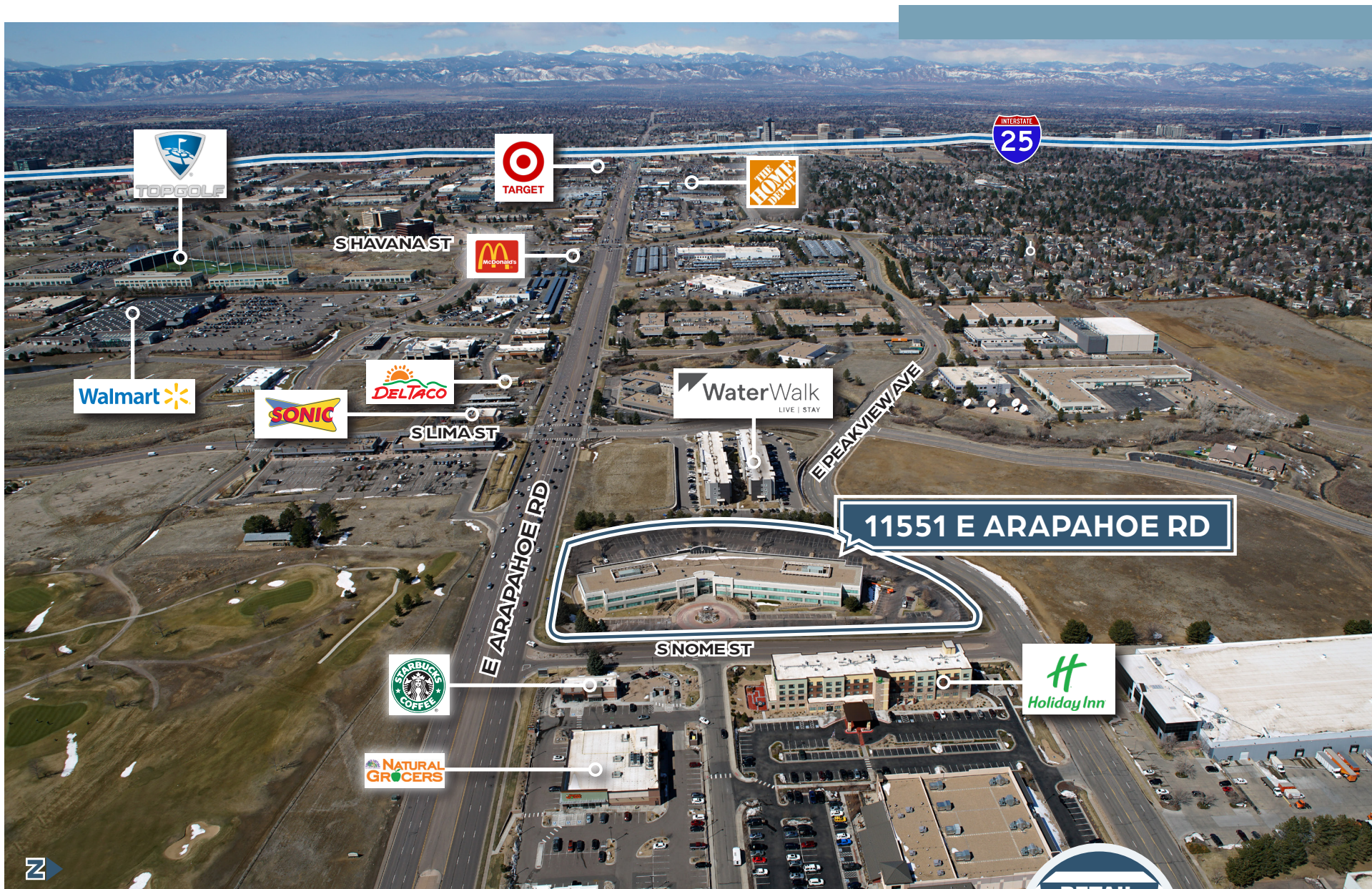
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SECOND FLOOR FLOORPLAN

43,447 RSF



AMENITIES

140+ WITHIN 10 MIN



ACCESS
5 MIN TO I-25

For more information, contact:

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Owned by:

KOELBEL

NEWMARK

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