



ARAPAHOE SERVICE CENTER

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Offering Summary



OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (NNN)
Building Size:	27,581 SF
Available SF:	5,500 - 14,639 SF
Year Built:	1985
Submarket:	Southeast Denver Industrial
Sublease Term:	Through 8/31/2024

PROJECT OVERVIEW

SUITE HIGHLIGHTS

Part of a 3 Building Office/Flex project totaling 144,283 SF, this building offers abundant office/flex space in flexible sizes and configurations. It is 1.5 miles from the I-25 interchange. Extensive capital improvements underway. New parking lot, new building paint, new landscape, and spec units.

SUITE HIGHLIGHTS

- Space can be subdivided to a minimum of 5,500 SqFt
- Office = 7,220 SqFt + Storage = 7,758 SqFt
- Currently configured with private offices, conference/training rooms, lab space, employee cafe lounge, and lockers
- Expansive floor to ceiling glass, ample parking, and two drive-in doors
- Available 30 days from Sublease execution and Landlord consent
- 2019 Operating expenses were \$5.58 per rentable square feet, not including utilities and janitorial

Floor Plan



Office Area



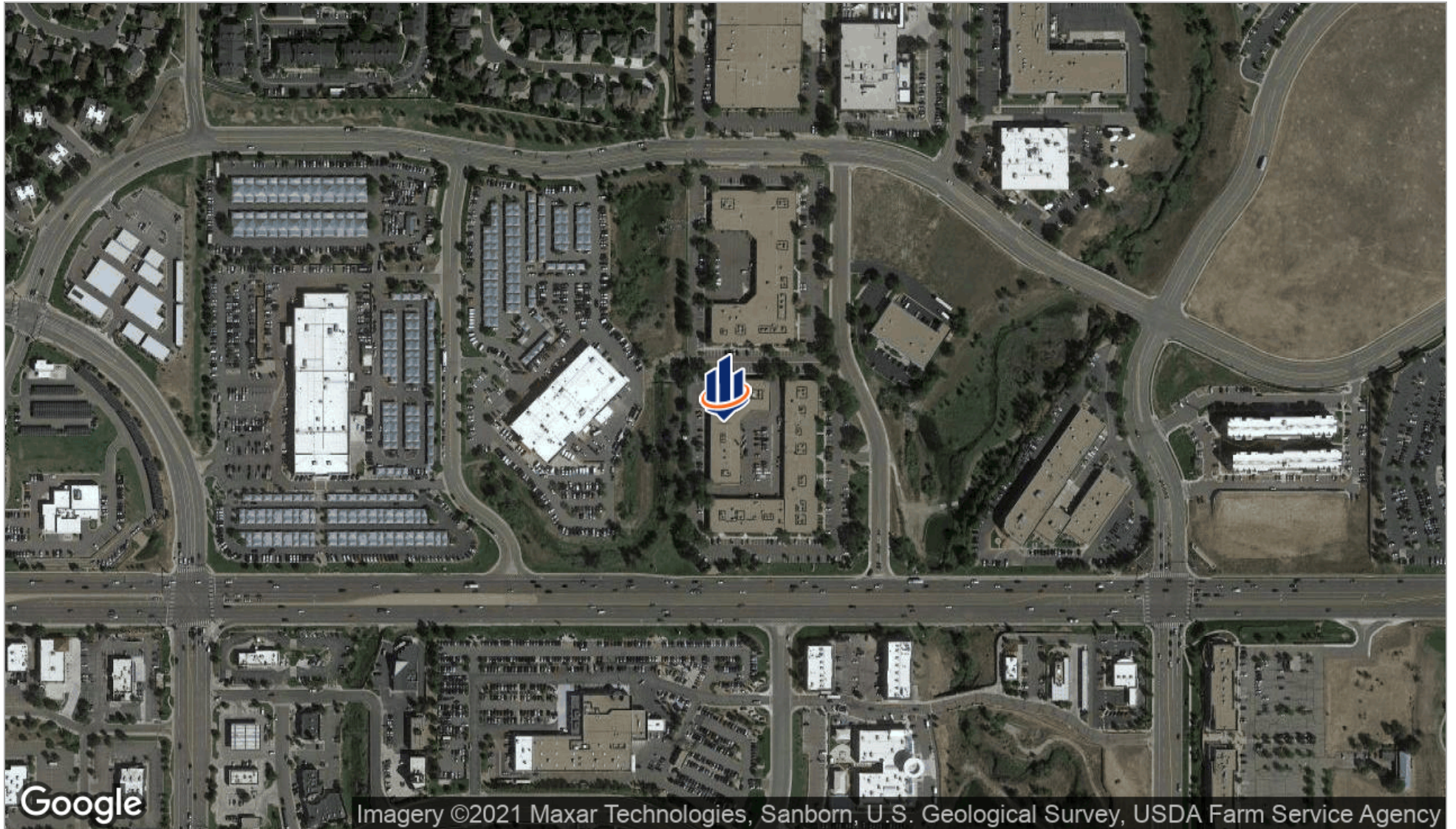
Office Area



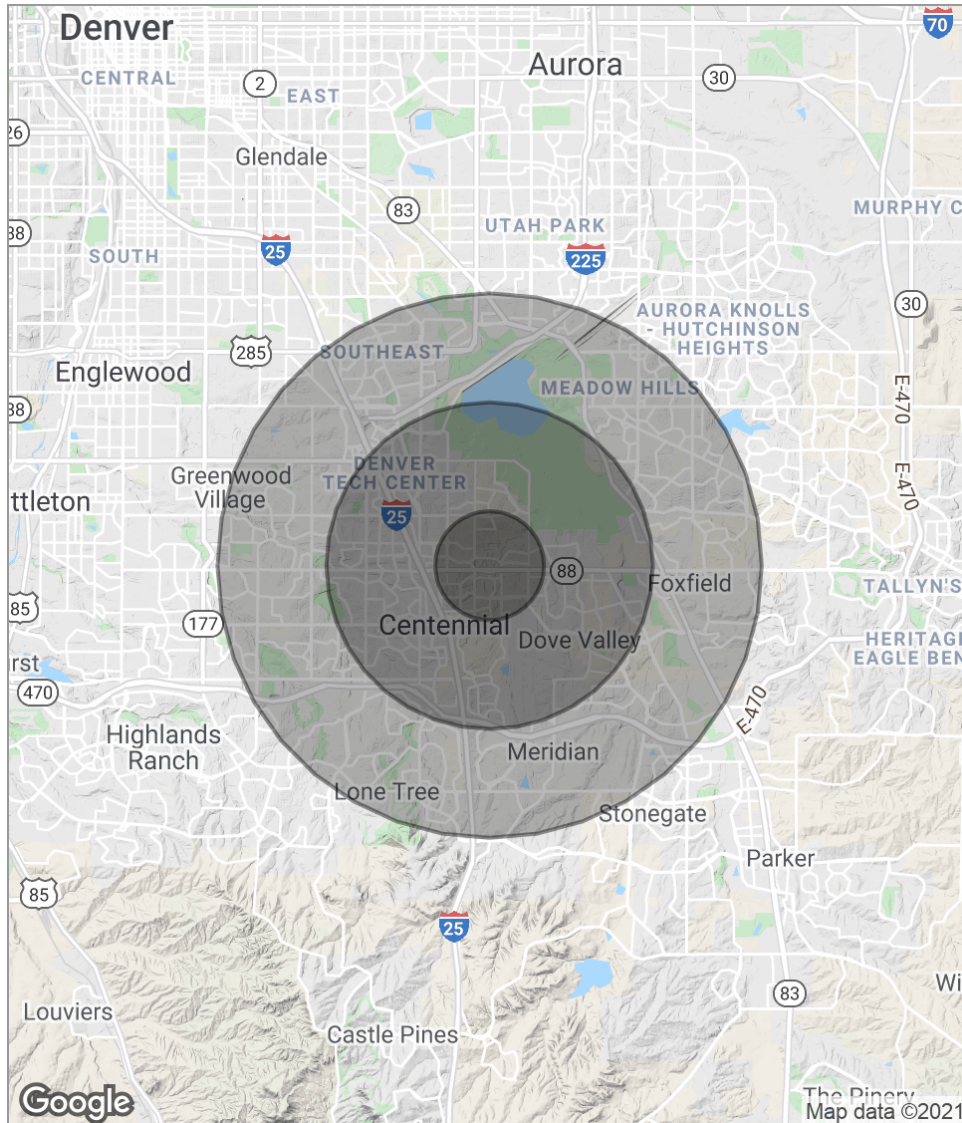
Warehouse / Storage



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,417	47,296	186,336
Median age	34.9	38.5	38.6
Median age [Male]	34.3	37.6	38.1
Median age [Female]	35.8	39.3	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,042	18,690	79,581
# of persons per HH	2.7	2.5	2.3
Average HH income	\$109,012	\$118,657	\$94,779
Average house value	\$342,250	\$401,289	\$373,995

* Demographic data derived from 2010 US Census