

PREMIUM SOUTHEAST OFFICE FOR LEASE



**GRAHAM
STREET
REALTY**
REAL ESTATE
INVESTMENTS

7200 S. ALTON WAY, CENTENNIAL, COLORADO

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BUILDING HIGHLIGHTS

| | |
|---------------------|-------------|
| YOC | 1981 |
| Renovated | 2004 |
| Total Rentable Area | 134,598 RSF |
| Parking Ratio | 3.8 : 1,000 |
| Site | 6.64 Acres |

BUILDING A

| | |
|--------------------|------------|
| Total Square Feet | 55,658 RSF |
| Floors | Three (3) |
| Elevators | Two (2) |
| Typical Floorplate | 18,500 RSF |

BUILDING B

| | |
|--------------------|------------|
| Total Square Feet | 31,101 RSF |
| Floors | Three (3) |
| Elevators | One (1) |
| Typical Floorplate | 15,500 RSF |

BUILDING C

| | |
|--------------------|------------|
| Total Square Feet | 47,839 RSF |
| Floors | Four (4) |
| Elevators | Two (2) |
| Typical Floorplate | 12,500 RSF |



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Immediate access to S. Yosemite Street, Arapahoe Road, Dry Creek & I-25!



On-site conference room



Minutes from numerous retail destinations



On-site fitness facility with showers & lockers

PREMIUM SOUTHEAST LOCATION



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