

# DOING DEALS IN SOUTHFIELD PARK

OFFICE SPACE  
FOR LEASE

## 6402 SOUTH TROY CIRCLE

CENTENNIAL, CO 80111



- NEW OWNERSHIP
- NEW MANAGEMENT
- NEW LANDSCAPING
- NEW LOBBY
- NEW SPEC SUITE
- GREAT SOUTHEAST  
LOCATION WITHOUT  
THE HIGH RENTAL  
RATES



### FOUR DEALS DONE WITH NEW OWNERSHIP!!!



**BUILDING SF:** 29,176 SF

**AVAILABILITY:** Suite 350: 3,867 RSF  
Suite 360: 2,272 RSF  
Suite 340: 1,595 RSF

**LEASE RATE:** \$15.00/SF Full Service

**PARKING:** 4/1,000

#### AMENITIES

- :: Building signage available
- :: New HVAC system
- :: Near Centennial Airport
- :: Easy access to I-25 & Parker Road
- :: Fully ADA accessible
- :: Low operating cost
- :: Exercise room
- :: Lockers & showers
- :: Common conference room

FOR MORE  
INFORMATION  
PLEASE CONTACT

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## NEARBY AMENITIES

### MULTIPLE RESTAURANTS INCLUDING:

- Sushi Kazu Japanese Restaurant
- Quizno's
- Subway
- Einstein's Bagels
- Diego Zuang Burger Bar
- Sabor Mexican
- Peppino's Pizza
- My Favorite Muffin
- Wendy's

### RETAIL

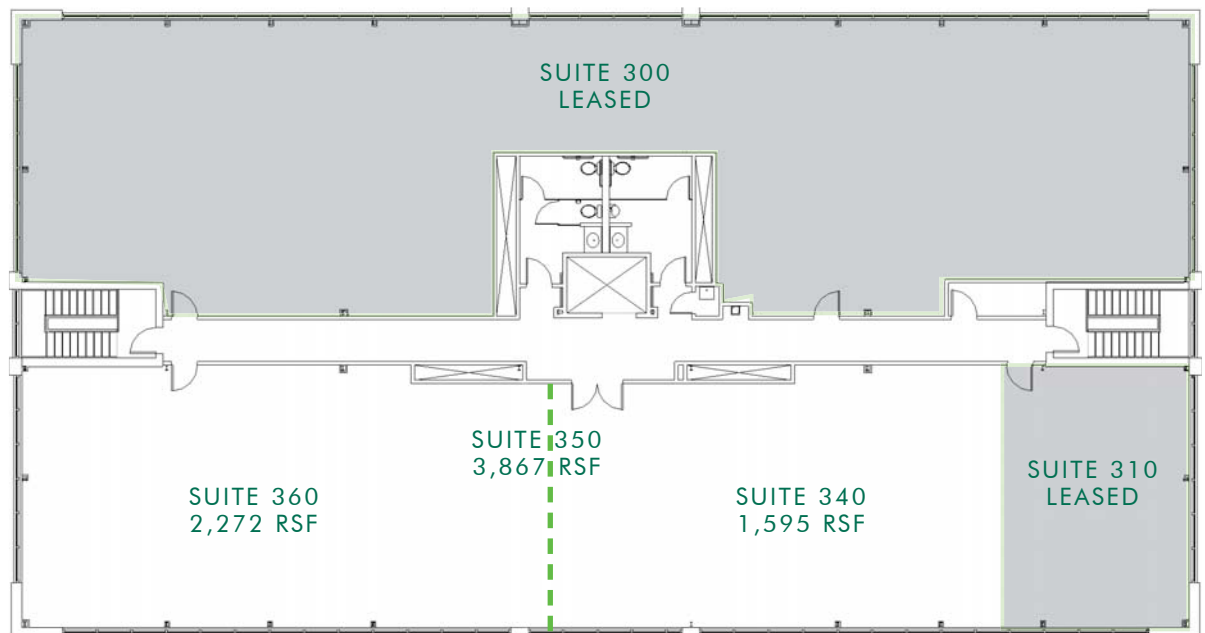
- Target
- Old Navy

### HOTELS

- Embassy Suites
- Ramada Hotel
- Candlewood Suites

## Suite 350 - 3,867 RSF Available

Able to Subdivide into Smaller Spec Type Suites



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