

# Potomac Park Business Center



BUILD-TO-SUIT OR  
LAND FOR SALE

← DOWNTOWN  
DENVER

← DTC

EAST ARAPAHOE ROAD

SOUTH POTOMAC ROAD



13.96 acres available for build-to-suit or land for sale

# Potomac Park Business Center

## 13.96 Acres Development Plan

Potomac Park Business & Industrial Complex is a 154.36 acre development plan, located in Centennial, Colorado. The subject land lies within Potomac Park and consists of seven parcels, totaling 13.96 acres.

Five of these parcels sit in “Track A” of the complex, south of East Arapahoe Road & north of East Briarwood Avenue. The two larger parcels are located just south of East Briarwood Avenue in “Track C.”

Ownership would consider land sales, as well as numerous build-to-suit development options.



## Property Highlights

Uses	Office, Retail, Light Industrial
Price	\$5.00 - \$6.00 / SF
Utilities	All utilities to site
Traffic Counts	57,965 cars daily (South Potomac Street)
Water / Sewer	Arapahoe Water & Sanitation District
City / County	Englewood / Arapahoe



Track A

Acres 0.87 – 5.07 acres

Zoning General Commercial / Retail

Permitted uses: Office, retail, medical, lodging, brewery / restaurant, recreation, college / university



Track C

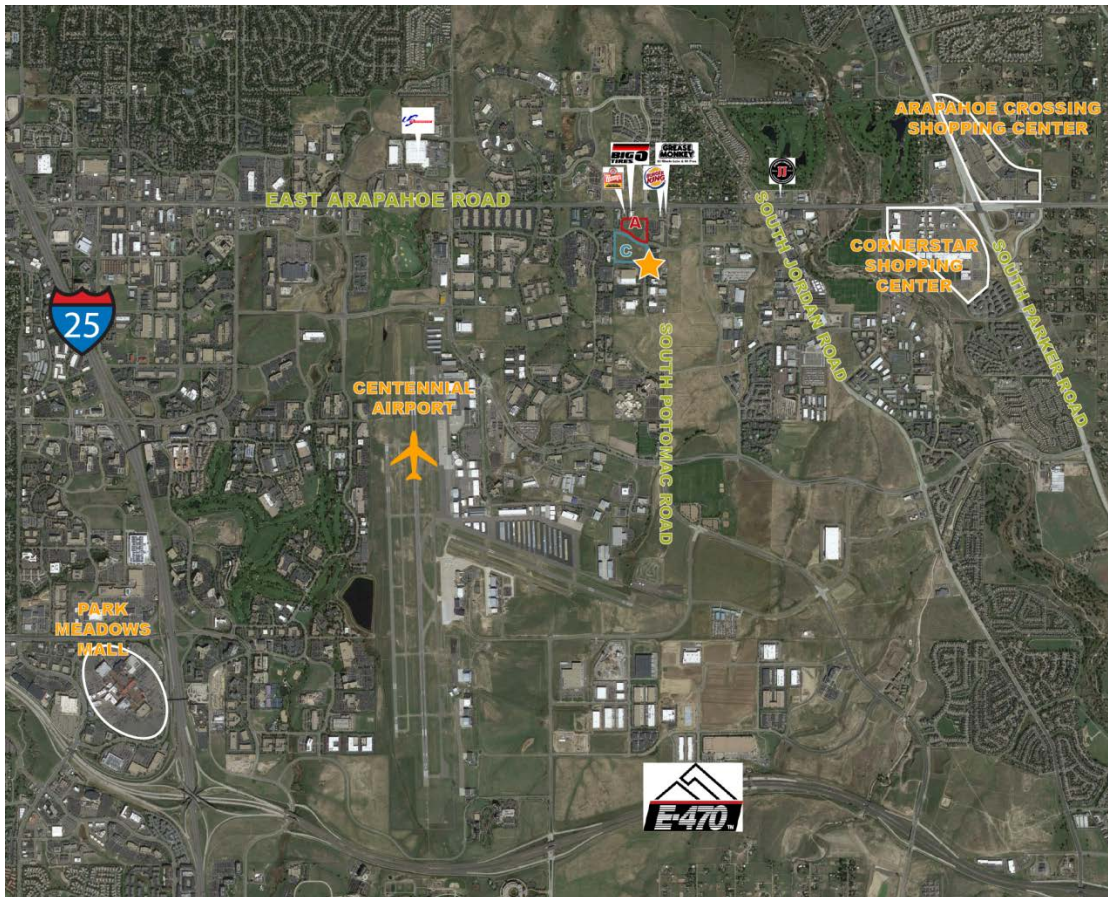
Acres 3.38 – 8.95 acres

Zoning Business Park

Permitted uses: Office, laboratories, light industrial (outside storage possible), warehousing, assisted living / nursing home, data center

## Amenities Map

The City of Englewood/Centennial area is served by numerous transportation corridors including Interstate 25, Highway 470, Highway 88 (Arapahoe Road), Highway 83 (Parker Road) and Highway 177 (University Boulevard). Centennial has a diverse base of business parks, many located just a short drive from Centennial Airport, Denver Technology Center and Inverness Business park, offering a wide variety of real estate options. Park Meadows Mall and Promenade Shopping Center are just two exits south on I-25.



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