

OFFICE SPACE FOR LEASE

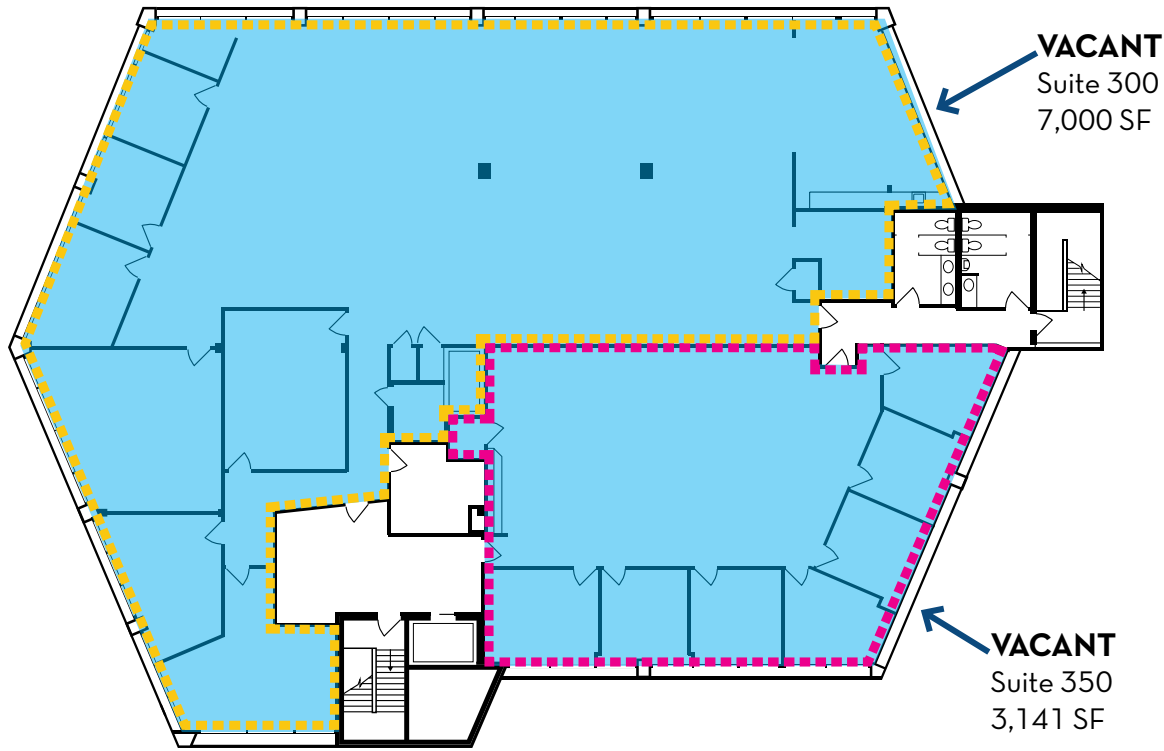


8100 E ARAPAHOE ROAD | CENTENNIAL, CO 80112

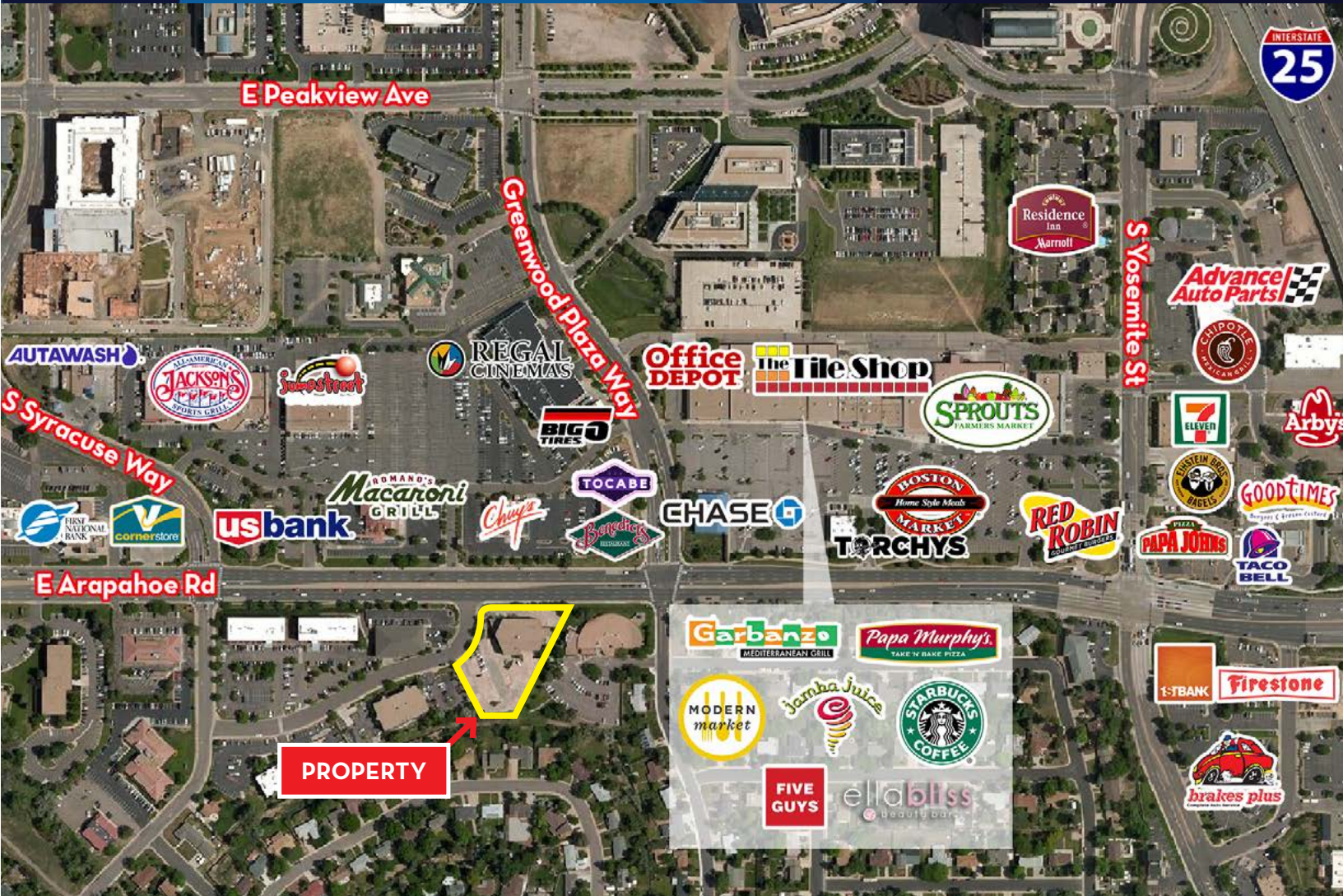
County:	Arapahoe	▲ Excellent location in DTC
Year Built:	1986	▲ Easy access to I-25 via Arapahoe Road
Building Size:	28,700 SF	▲ Adjacent to myriad retail and restaurants
Parking Ratio:	4.0/1,000 SF	▲ 30 minutes to Denver International Airport
Zoning:	B-1 PUD	▲ Western Mountain Views with many bike-friendly roads and trails in the area
Space Available:	10,141 SF	
Lease Rate:	\$20.00 - \$22.00/SF	
Lease Type:	Full Service	

Third Floor

Suites can be combined for a contiguous 10,141 SF



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	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Projection	12,224	98,612	251,985
2019 Estimate	11,612	92,224	235,862
Growth 2019-2024	5.27%	6.93%	6.84%
Growth 2010-2019	8.95%	17.75%	12.47%
Average Household Size	2.2	2.2	2.3
Median Age	39.5	39.2	39.0
HOUSEHOLD INCOME			
2019 Average	\$111,408	\$120,336	\$119,912
HOUSING			
Median Home Value	\$400,274	\$443,233	\$428,807
Owner Occupied	59.87%	59.21%	64.60%
Median Year Built	1980	1988	1988
EMPLOYMENT			
Employed	68.82%	68.60%	68.89%
Non-Workforce	29.99%	29.94%	29.36%
Unemployed	1.14%	1.42%	1.66%