

**OFFICE/WAREHOUSE FLEX SPACE
FOR LEASE**

Centennial Commerce Center

6950 SOUTH TUCSON WAY | CENTENNIAL, CO 80112

LOW SE MARKET CAM



Building Information

- > Building Size: 76,784 SF
- > Size: 3,185 - 3,430 SF
*See Reverse
- > Available: Immediately
- > Lease Rate: \$9.25/SF NNN
- > 2016 Est. Op. Exp.: \$3.58/SF
- > City/County: Centennial/Arapahoe
- > Zoning: MU-PUD
- > Power: 3-Phase, 120/208 V
- > Year Built: 1982
- > Clear Height: 12'
- > Loading: Dock High and Drive-In
- > Parking Ratio: 3.2:1000
- > Office: Varies Per Unit

Highlights

- “ Outstanding location in the desirable south-east suburban area. ”
- > Versatile project with various warehouse and office build-out.
- > Class B property with excellent curb appeal.
- > Close proximity to Interstate 25, Express Toll 470, Interstate 225 and the Centennial Airport.
- > Individual signage available
- > Low Southeast market CAM!

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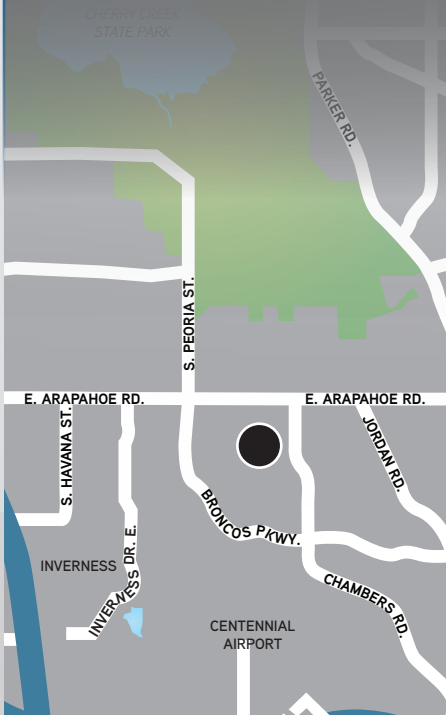
Accelerating success.

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Contact Us

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AVAILABILITY					
SUITE	SIZE	OFFICE	LOADING	RATE	AVAILABLE
Suite E	3,430 SF	±60%	One (1) Half Dock	\$9.25/SF NNN	30 Days
Suite P	3,185 SF	±60%	One (1) Half Dock	\$9.25/SF NNN	Immediately

