

7 1 0 8

S ALTON
WAY, SUITE H
CENTENNIAL, CO 80112



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FOR SALE OR LEASE

ADDRESS

7108 S Alton Way, Suite H

BUILDING SIZE

4,672 SF

SITE SIZE

0.11 AC

PARCEL NUMBER

2075-27-06-008

YEAR BUILT

1979

BUILDING TYPE

R&D/Flex

COUNTY

Arapahoe

SALE PRICE

\$1,195,000

LEASE RATE

\$23.00/SF MG*



*Rent shall include Base Year taxes, insurance and CAM. Tenant shall pay its own separately metered gas & electric.



PROPERTY HIGHLIGHTS

- Extremely Rare SE Free Standing Office Building
- 100% Office Buildout
- Building has two (2) dock doors in place providing the ability to create warehouse space with loading
- Easy Access to I-25 Via Dry Creek Road or Arapahoe Road

- Close Proximity to Retail/ Restaurants
- Excellent Access to Metro Area
- Well-managed Association Maintaining Common Areas and Landscaping
- Generous Parking and Great Curb Appeal

FLOOR PLAN



FLOOR 1



