# SOUTHEAST DENVER'S NEWEST BUSINESS PARK

#### 7151 S. BLACKHAWK ST. • CENTENNIAL, CO 80112 BLDG. 106 • 106,000 SF AVAILABLE • FOR LEASE



# ENCOMPASS IN ALL DIRECTIONS • BUSINESS PARK



### BUILDING INFORMATION

Negotiable

50' x 50'

\$9.25-\$10.50/SF NNN

+ Building Size:	106,000 SF
+ Available:	20,000 SF
+ Office:	BTS
+ Clear Height:	28'
+ Loading:	Eight (8) Docks and Four (4) Drive-Ins (More Available)
+ Yard:	Up to 6 Acres
+ Parking:	1.85:1,000 (More Available)
+ Power:	3,000 Amps (More Available)
+ Zoning:	PUD-I

**GROUND BROKEN!** 

- TI Allowance:
- + Lease Rate:

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- Estimated Expenses: \$4.07/SF
- Column Spacing:

#### HIGHLIGHTS



Flexible Zoning



Central Southeast Location



Less than 1-Mile to Centennial Airport



Easy Access to I-25, E-470 & Parker Rd.

Great Neighborhood Amenities



Annexed & Zoned in Centennial



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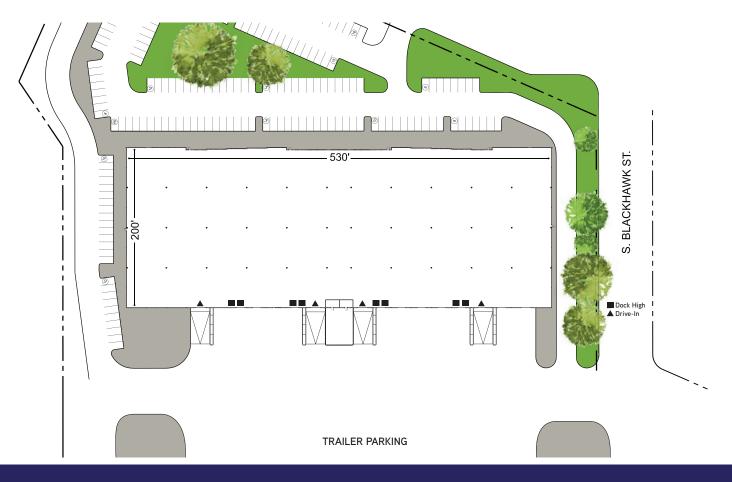


## BUILDING 150 · 6951 S. BLACKHAWK ST. · CENTENNIAL, CO 80112 ENCOMPASS IN ALL DIRECTIONS





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