



# SOUTHEAST DENVER'S NEWEST BUSINESS PARK

UP TO 150,000 SQUARE FEET

FOR LEASE

BUILDING 1 > 6951 S. BLACKHAWK ST. > CENTENNIAL, CO 80112



## Building Information

- > Building Size: 150,000 SF
- > Divisible: 20,000 SF
- > Office: BTS
- > Clear Height: 24'-27'
- > Loading: Fourteen (14) Docks, Seven (7) Dock Levelers & Seven (7) Drive-Ins (More Available)
- > Parking: 1.5/1,000 (More Available)
- > Power: 4,000 Amps (More Available)
- > Zoning: PUD-I
- > TI Allowance: Negotiable
- > Lease Rate: \$8.50-\$9.95/SF NNN
- > Estimated Expenses: \$3.82/SF
- > Column Spacing: 50' x 50'



**Flexible  
Zoning**



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



**Great  
Neighborhood  
Amenities**



**Less than 1-Mile  
to Centennial  
Airport**



**Central  
Southeast  
Location**



**Annexed & Zoned  
in Centennial**



[www.EncompassPark.com](http://www.EncompassPark.com)



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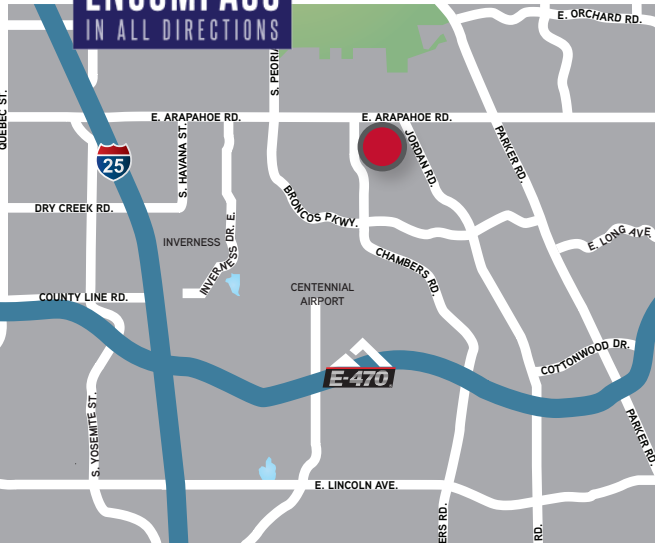
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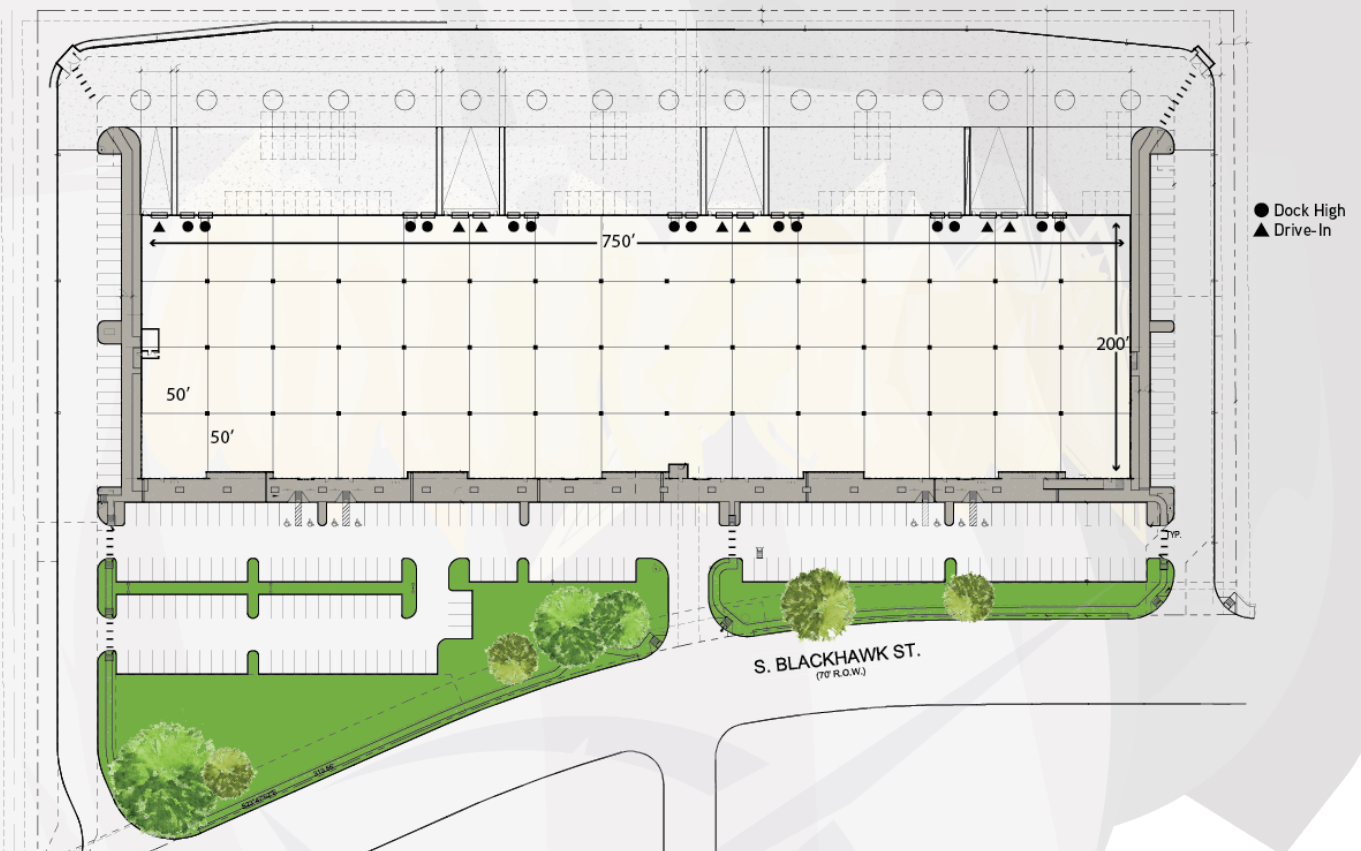


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## Site Plan & Location



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