

OFFICE/WAREHOUSE FLEX SPACE
FOR LEASE

Centennial Commerce Center

6950 SOUTH TUCSON WAY | SUITE P | CENTENNIAL, CO 80112

COMCAST AVAILABLE



Building Information

> Building Size:	76,784 SF
> Size:	3,185 SF
> Office/Showroom:	65%
> Available:	Immediately
> Lease Rate:	\$13.50/SF NNN
> CAM:	\$1.92
> Tax:	\$3.65
> Ins.:	\$0.73
> 2026 Est. Op. Exp.:	\$6.30/SF
> Loading:	One (1) Half Dock
> Clear Height:	12'
> Zoning:	MU-PUD
> Power:	3-Phase, 120/208 V
> Parking Ratio:	3.2:1,000 SF
> City/County:	Centennial/Arapahoe
> Year Built:	1982

Highlights

“ Outstanding location in desirable southeast 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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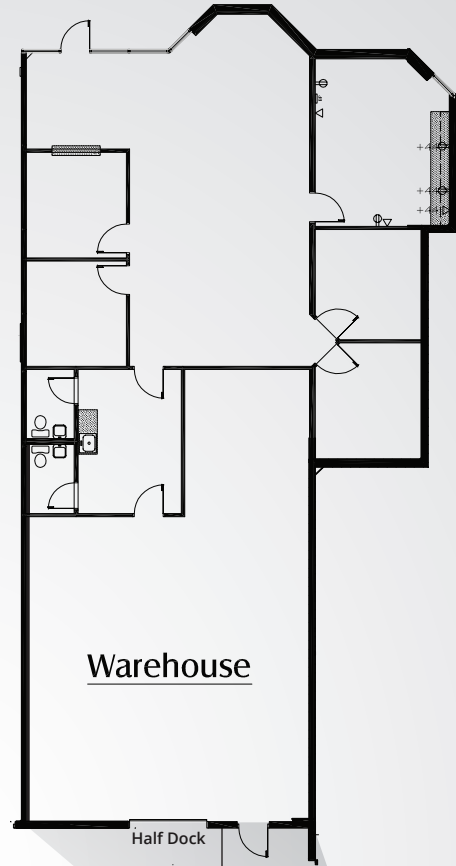
Accelerating success.

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