

ARAPAHOE CORPORATE PARK I

OFFICE/WAREHOUSE FOR LEASE



12503

E. EUCLID DR.
CENTENNIAL, CO 80111



AVAILABILITY INFORMATION

AVAILABLE SPACE:	1,253 SF - 12,736 SF
OFFICE BUILD-OUT:	Varies Per Unit
DIVISIBLE:	Yes
BASE RENT:	Negotiable
2020 EST. CAM:	First Floor - \$5.41/SF Second Floor - \$7.79/SF (Includes FSG Estimates)
CLEAR HEIGHT:	12'-13' in Warehouse
SPRINKLERED:	Yes
PARKING:	4.0:1,000 SF Surface

HIGHLIGHTS

- Arapahoe Corporate Park features a professional business park atmosphere, excellent location, and is close to both DTC and Centennial Airport
- Serviced by RTD, Arapahoe Corporate Park also has easy highway access to both I-25 and C-470
- Abundant parking
- Walking distance to numerous nearby restaurants and retail amenities



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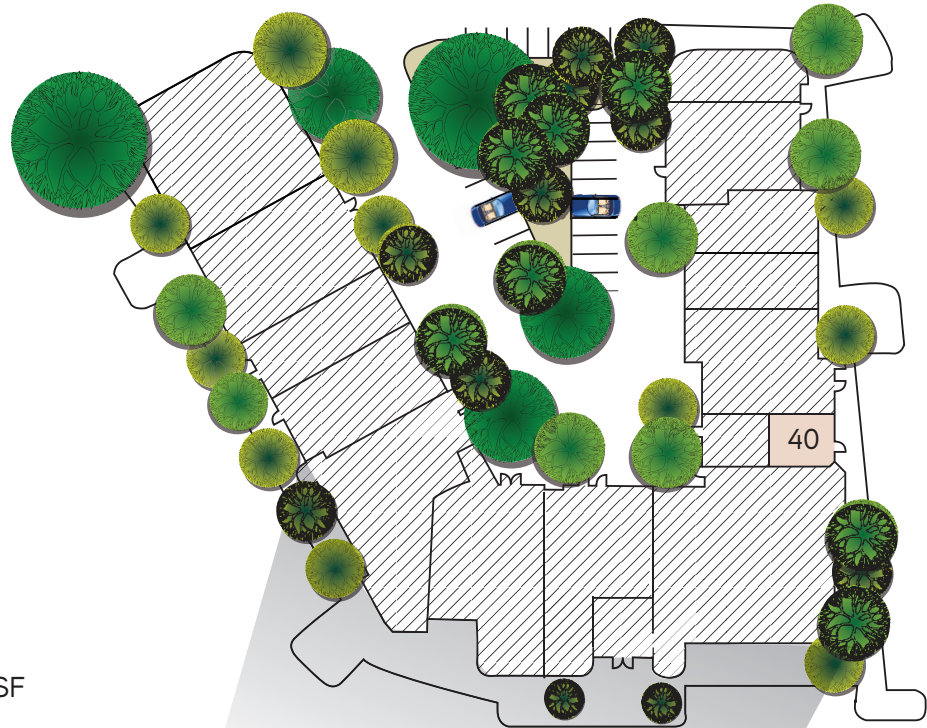
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SITE PLAN

First Floor



Unit 40: 1,253 SF

Unit 210: 3,484 SF*

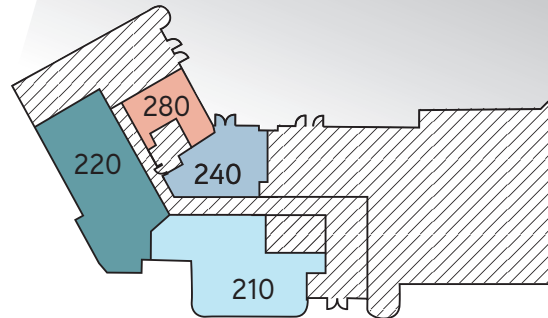
Unit 220: 5,125 SF*

*Can be combined for 8,609 SF

Unit 240: 2,464 SF*

Unit 280: 1,661 SF*

*Can be combined for 12,736 SF



Second Floor



COLLIERS DENVER

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