



FOR LEASE

2,060 SF Office Warehouse

15350 E Hinsdale Drive Unit C | Centennial, CO 80112



**FLOOR DRAIN, 10'X12' DRIVE IN DOOR**

CONTACT:

**GREG KNOTT**

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

**EARL DUFFY**

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



## 15350 E HINSDALE DRIVE UNIT C

### OFFERING SUMMARY

<b>Available SF:</b>	2,080 SF
<b>Lease Rate:</b>	\$17/SF NNN
<b>Esnt. NNN:</b>	\$8.16/SF
<b>Ceilings:</b>	14' FT Clear
<b>Drive-In Doors:</b>	1 -10'x12' Drive In
<b>Power:</b>	200a 3ph (TBV)
<b>Floor Drain:</b>	Yes
<b>City/County:</b>	Centennial/Arap.
<b>Zoning:</b>	MU-PUD

### PROPERTY HIGHLIGHTS

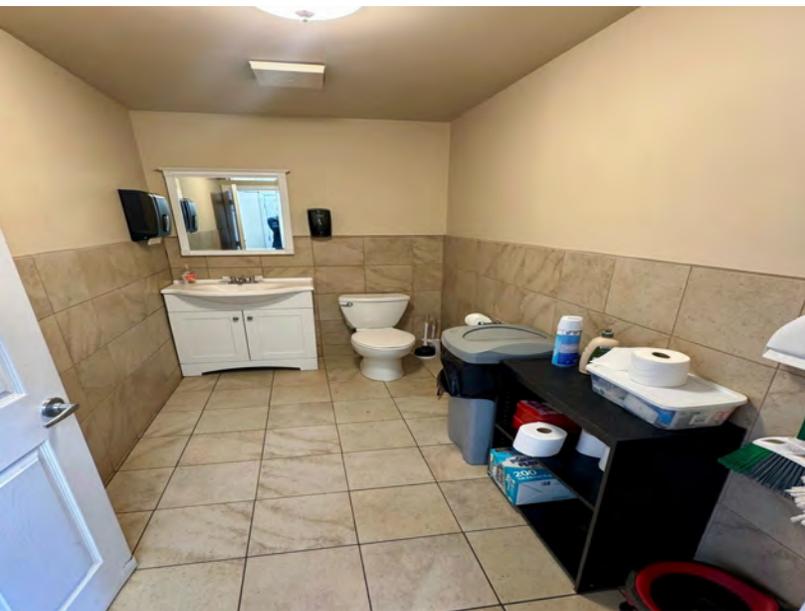
- Great identity on the corner of Hinsdale Ave. & Hinsdale Cir.
- Tilt-up concrete construction built in 1987
- 3 Phase Power
- Located just minutes from Arapahoe Road and South Jordan Road
- Has 2 large private offices, ADA restroom, open bullpen and reception.
- Warehouse is free span with large 10'x12' drive in door,
- Floor drain in place
- 14' clear ceilings.

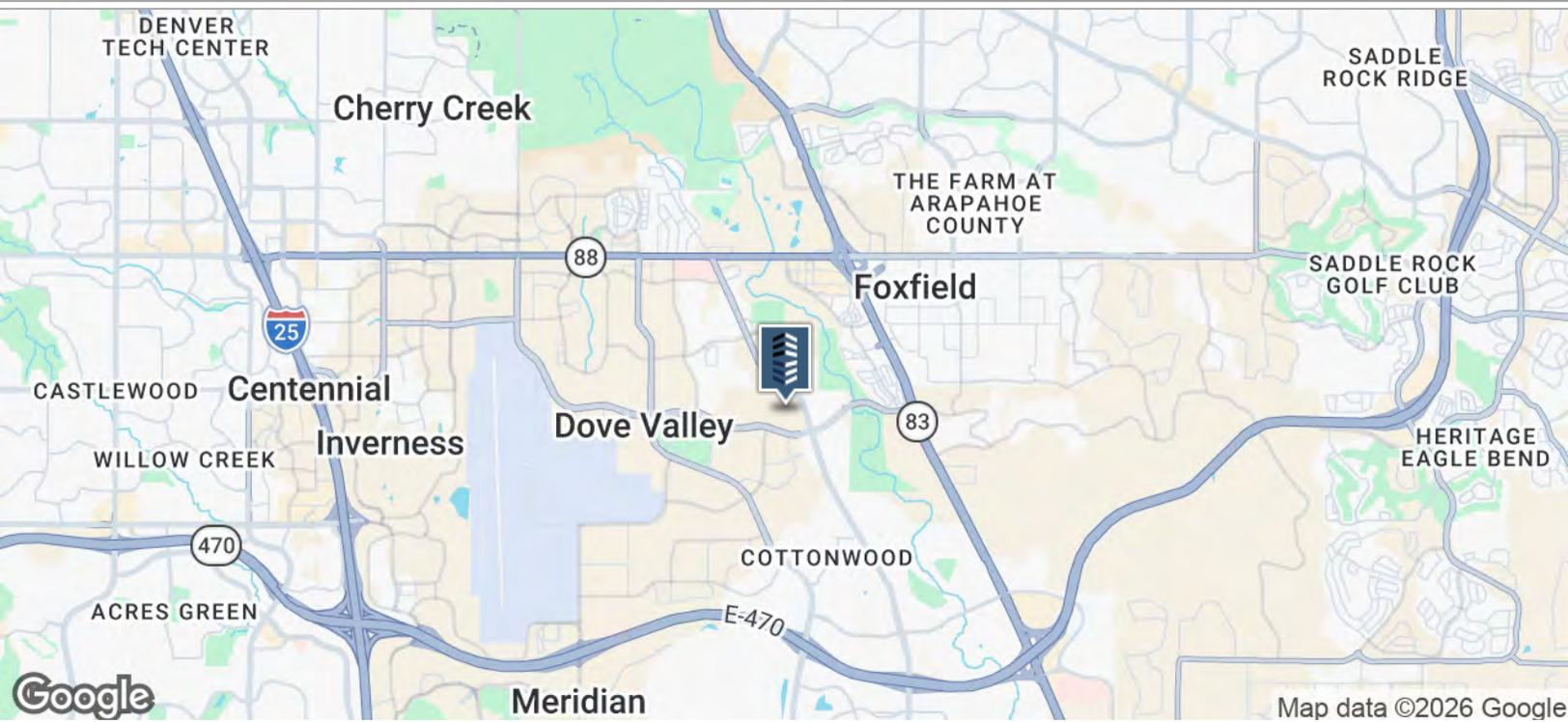
### CONTACT:

**GREG KNOTT**  
EXECUTIVE VICE PRESIDENT  
303.521.3648  
gknott@uniqueprop.com

**EARL DUFFY**  
SENIOR BROKER ASSOCIATE  
303.968.4929  
eduffy@uniqueprop.com

UNIQUE PROPERTIES, INC.  
400 S. BROADWAY  
DENVER, CO 80209  
(p) 303.321.5888  
(f) 303.321.5889  
WWW.UNIQUEPROP.COM





## CONTACT:

**GREG KNOTT**  
EXECUTIVE VICE PRESIDENT  
303.521.3648  
gknott@uniqueprop.com

**EARL DUFFY**  
SENIOR BROKER ASSOCIATE  
303.968.4929  
eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.