

6649

S PARIS ST

CENTENNIAL, CO 80111



6,324 RSF

FREESTANDING BUILDING

OFFICE FOR SUBLEASE

\$28.00/RSF FULL SERVICE

MAJOR PRICE REDUCTION!
\$28.00 FULL SERVICE NO NNN EXPENSES



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PROPERTY HIGHLIGHTS

Address	6649 S Paris St Centennial, CO 80111
Sublease Term	12/31/2027*
	* Possible Lease Extension
Rental Rate	\$28.00 (Full Service)
Building Size	6,324 SF
Lot Size	25,265 SF (0.58 AC)
Parking	27 Spaces (4.27/1000)
Year Built	2009
Zoning	CG

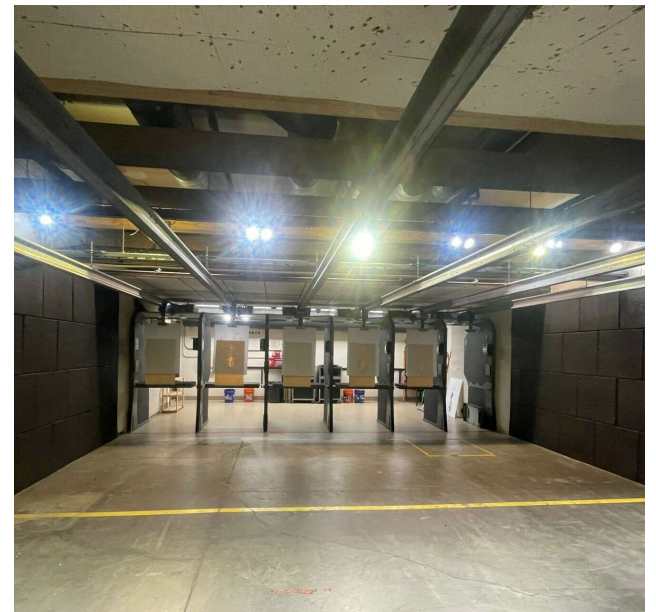
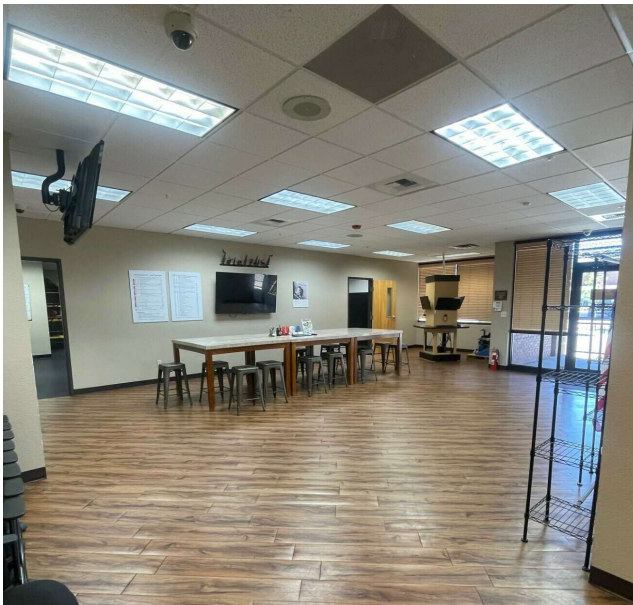
PROPERTY DESCRIPTION

Freestanding office sublease opportunity along the thriving Arapahoe Road corridor.

- No NNN Expenses!
- Hard to find freestanding office building
- Very strong daytime/ nighttime population
- Former shooting range
- Near Centennial Airport, City of Centennial, and the Arapahoe County Justice Center
- Next door to Starbucks, Holiday Inn, Natural Grocers, Mavericks Gas Station, and Top Golf
- Easy access/ short distance to I-25, Parker Road, and DTC



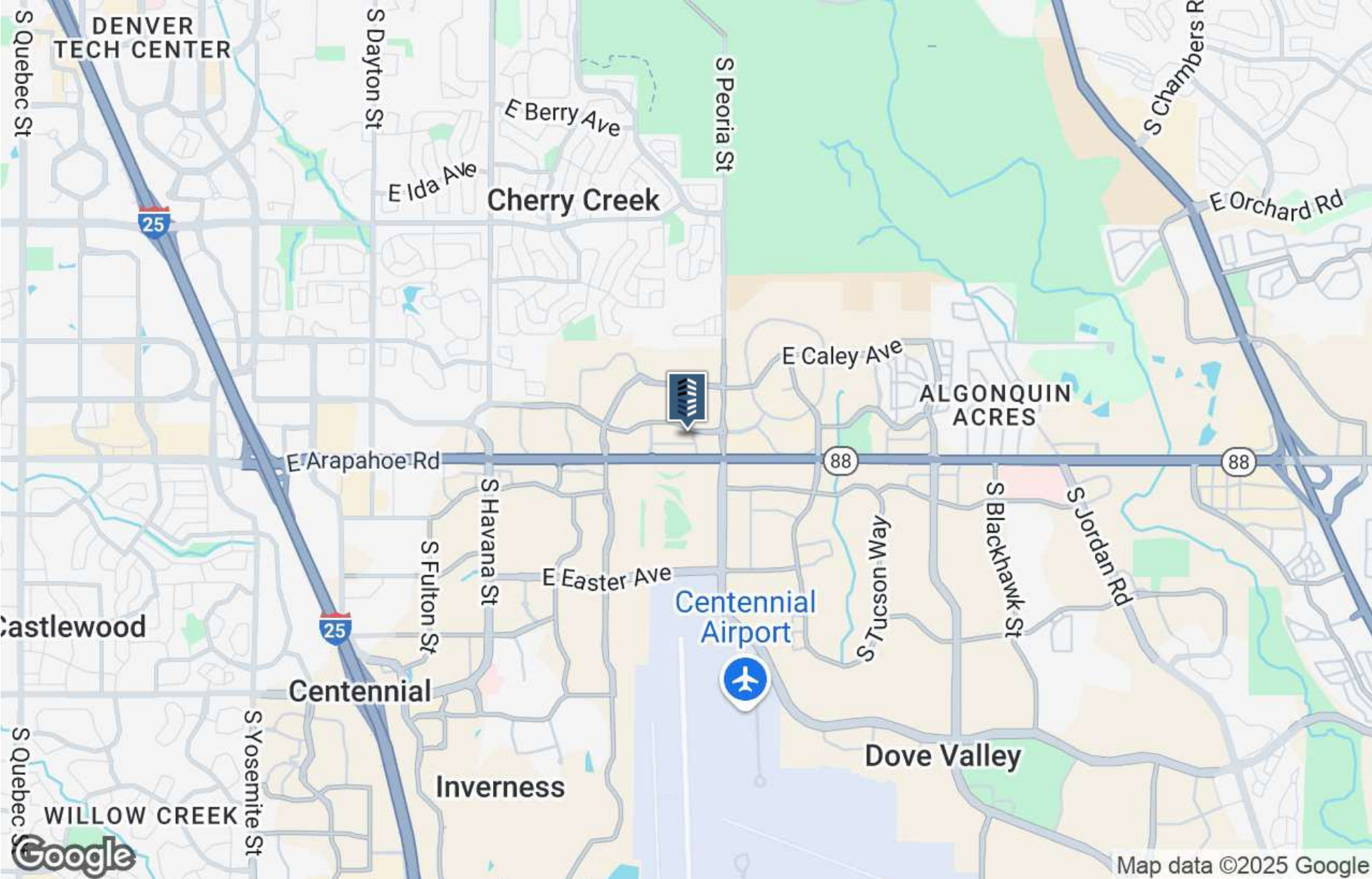
ADDITIONAL PHOTOS



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS & TRAFFIC COUNTS

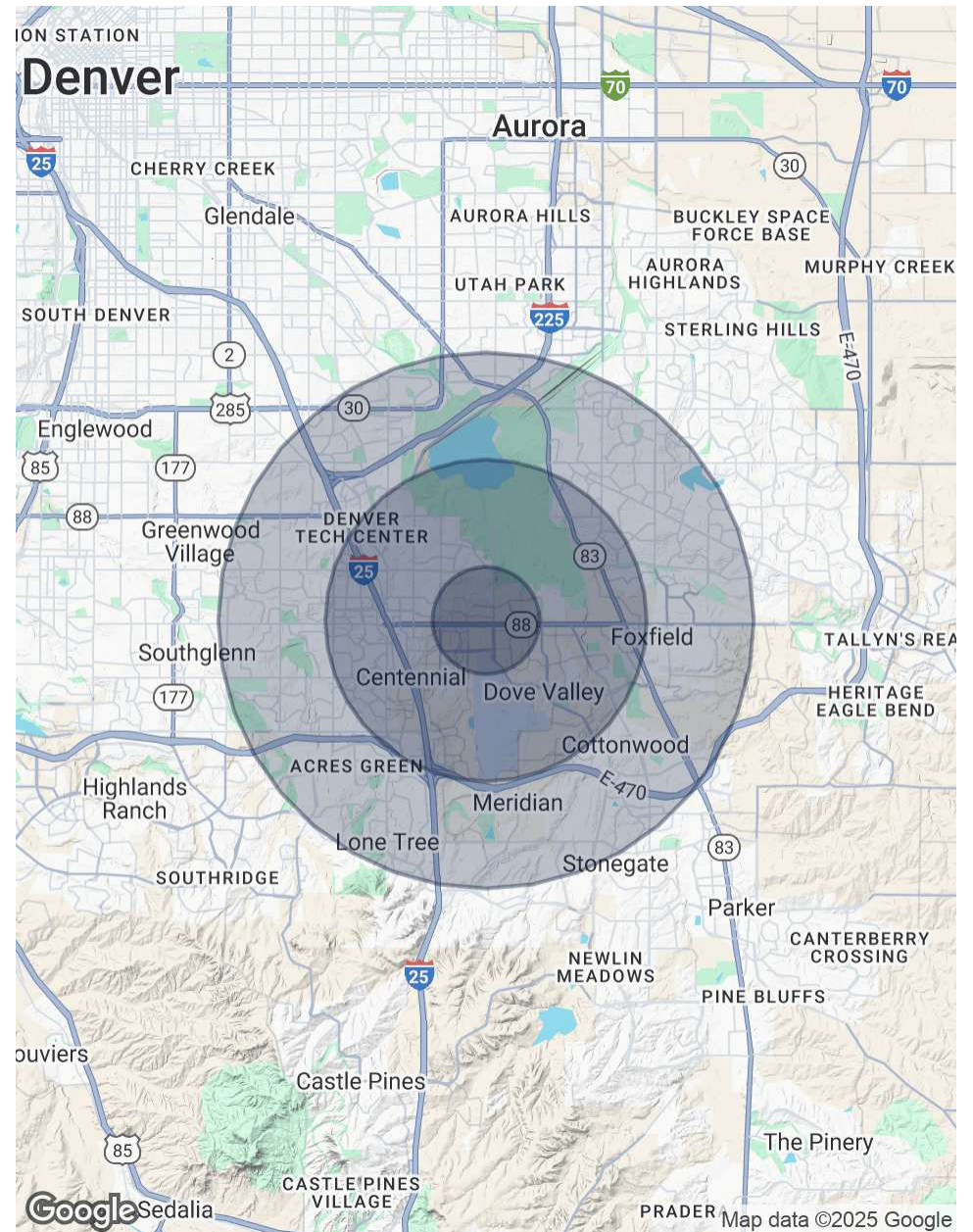
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,943	65,159	249,741
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,768	26,667	101,750
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$208,340	\$161,356	\$150,400
Average House Value	\$928,844	\$807,522	\$713,314

Demographics data derived from AlphaMap

TRAFFIC COUNTS

E Arapahoe Rd & S Paris St W	69,948 VPD
E Arapahoe Rd & S Peoria St E	60,177 VPD





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