

6950 S Tucson Way Unit E, Centennial, CO

FLEX/OFFICE FOR SUBLEASE

3,430 SF Office/Warehouse Flex



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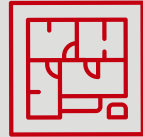
CCP **COLOROSA**
COMMERCIAL
PROPERTIES
SALES | INVESTMENT | LEASING

Space Overview

6950 S Tucson Way Unit E, Centennial, CO



Lease Rate
\$10.50NNN
(direct \$12.50NNN)



**3,430 RSF
Available**

(1) Dock High

Lease through June 30, 2023

Ample Parking

Estimated Operating Expenses \$1500/month

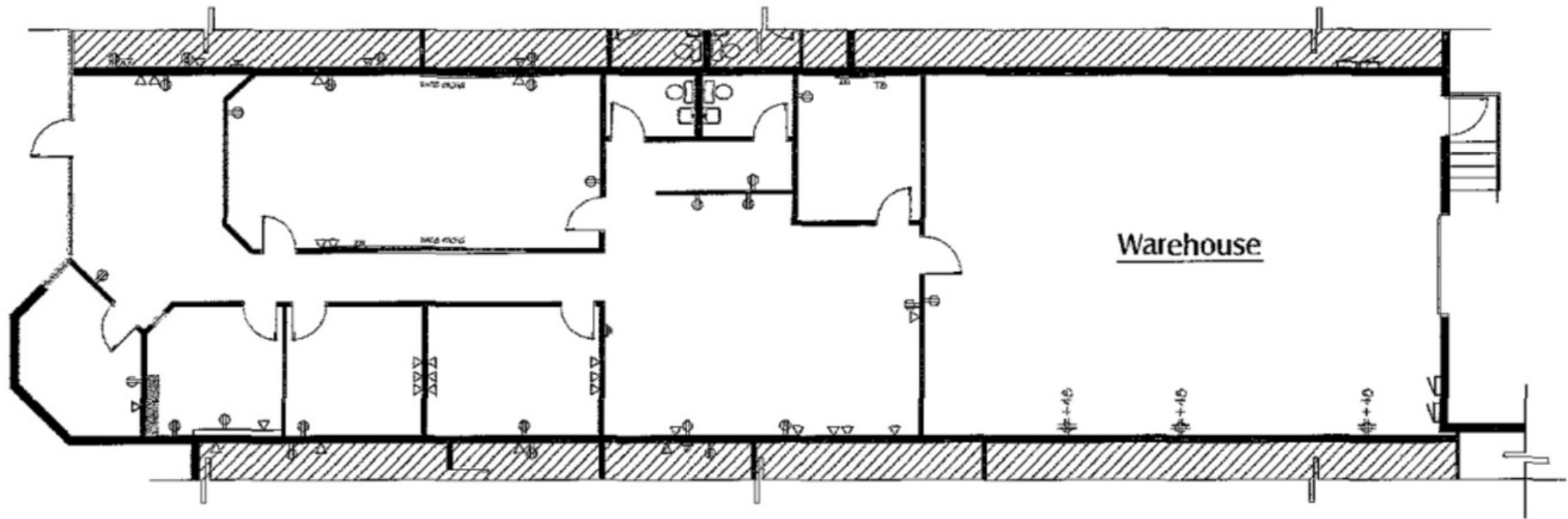
Dense nearby retail/restaurants

Easy Highway Access



Available Space

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Photographs

6950 S Tucson Way Unit E, Centennial, CO



Demographics

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1 MILE

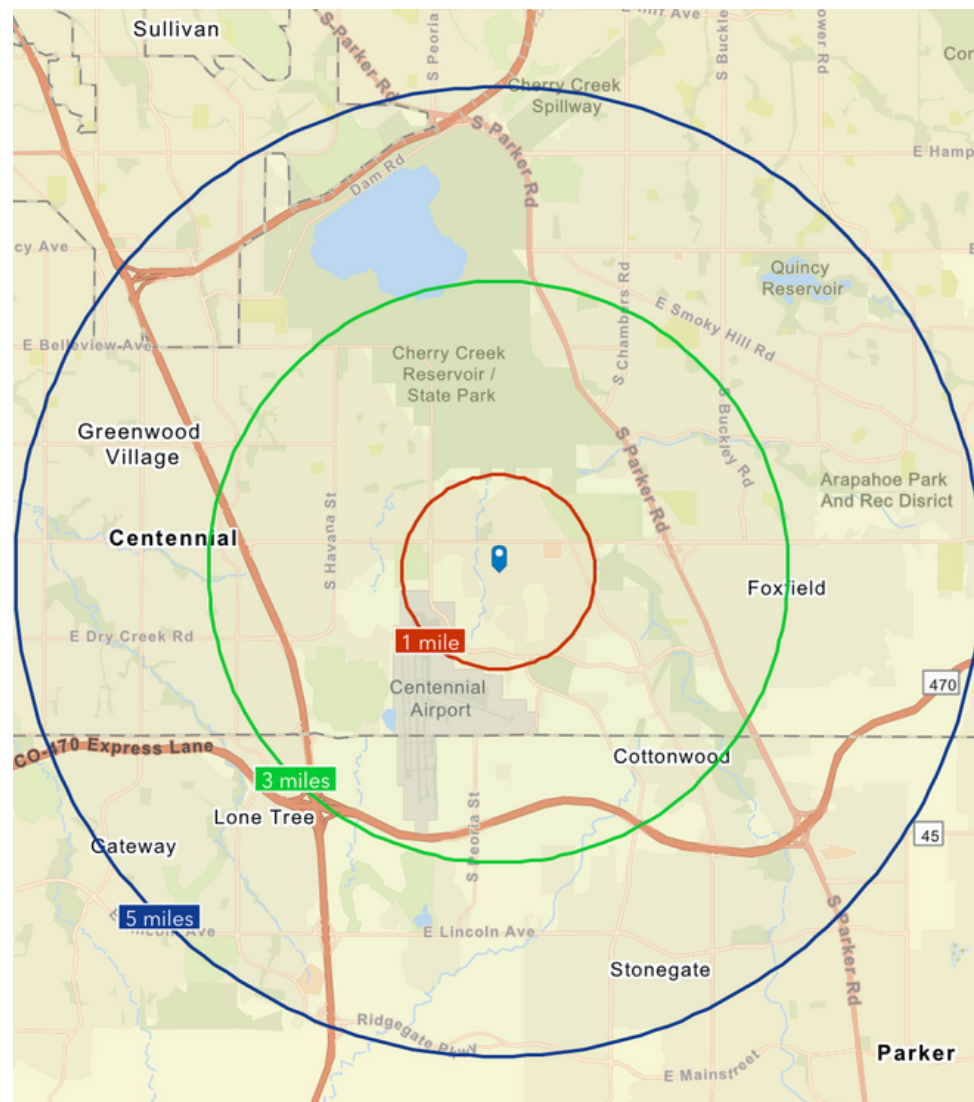
Population	3,549
Households	1,160
Average Household Income	\$153,605

3 MILE

Population	59,672
Households	22,978
Average Household Income	\$165,965

5 MILE

Population	244,511
Households	98,032
Average Household Income	\$146,801



Access and Commute

6950 S Tucson Way Unit E, Centennial, CO



Downtown Denver	22 minutes	Littleton	20 minutes
.....			
Castle Rock	24 minutes	Airport	40 minutes
.....			

Disclosure

6950 S Tucson Way Unit E, Centennial, CO

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