

6950 S Tucson Way Unit E, Centennial, CO

# FLEX/OFFICE FOR SUBLLEASE

3,430 SF Office/Warehouse Flex



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

# Space Overview

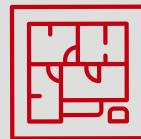
6950 S Tucson Way Unit E, Centennial, CO



**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

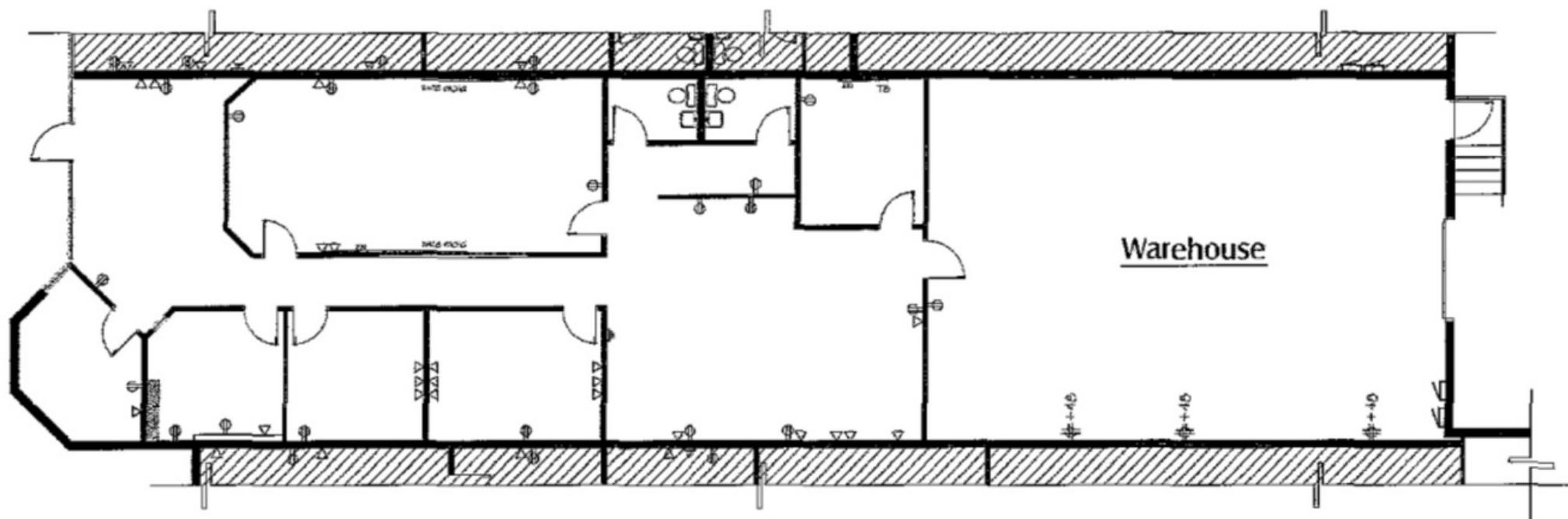
Dense nearby retail/restaurants

Easy Highway Access



# Available Space

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# Photographs

6950 S Tucson Way Unit E, Centennial, CO



# Demographics

## 6950 S Tucson Way Unit E, Centennial, CO

### 1 MILE

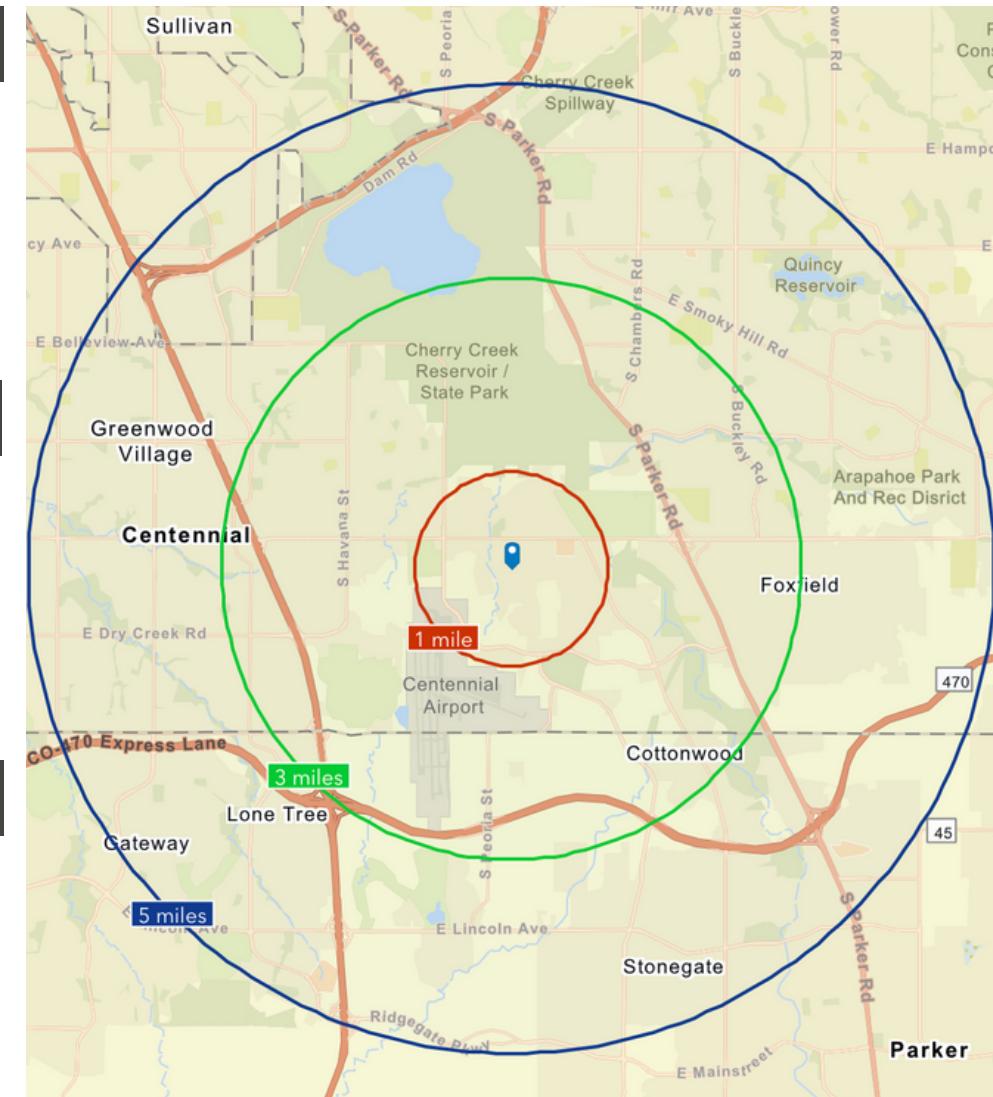
Population	3,549
Households	1,160
Average Household Income	\$153,605

### 3 MILE

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

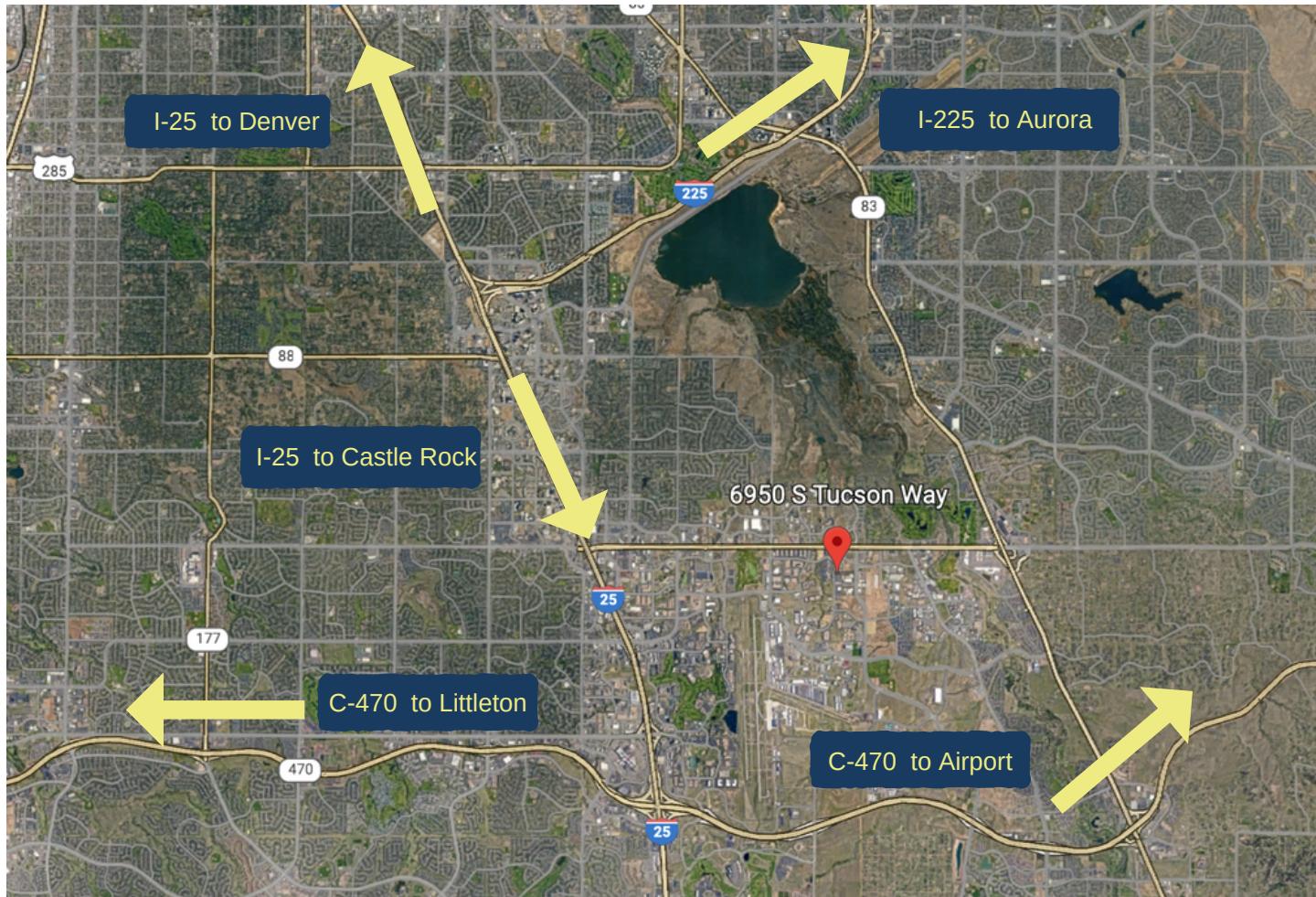
### 5 MILE

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
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Castle Rock	24 minutes	Airport	40 minutes
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# Disclosure

## 6950 S Tucson Way Unit E, Centennial, CO

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