



FOR LEASE

Southfield Park Towers I & II

12835 E Arapahoe Rd | Centennial, CO 80112



CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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SOUTHFIELD PARK TOWERS I & II

12835 E ARAPAHOE RD | CENTENNIAL, CO 80112



OFFERING SUMMARY

Available Suite Sizes: 838 - 5,029 RSF

Lease Rate: \$21.00 - \$25.00 RSF/yr
(Full Service)

Building Size: 80,464 RSF

Building Class: B

Year Built: 1984

Zoning: PUD

Market: Denver SE Suburban

PROPERTY HIGHLIGHTS

- **NEW OWNERSHIP!** Exciting upgrades coming to the building
- **1) Common areas, 2) Elevators, 3) New Lobby**
- **High speed internet service - Comcast and Quantum Fiber!**
- **Back-up Generators in Each Building!**
- **High visibility location on Arapahoe Road, Close to Centennial Airport, Minutes to I-25, Parker Road and Denver Tech Center**



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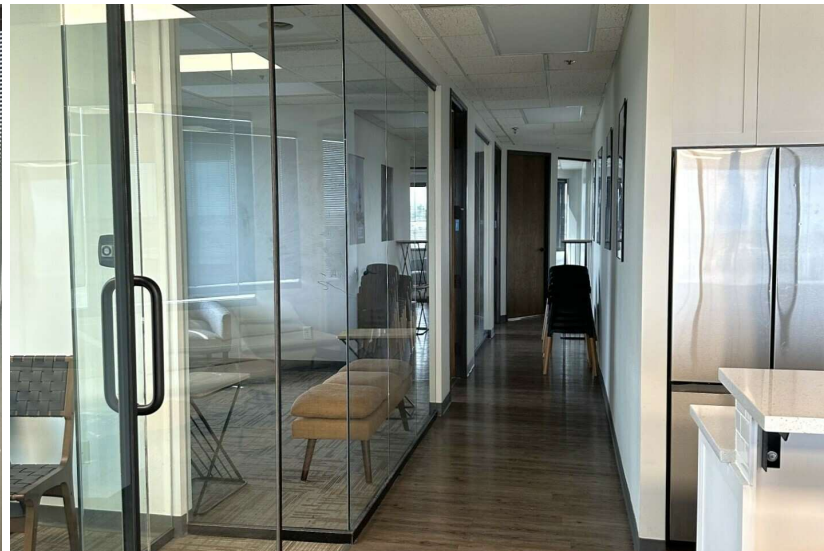
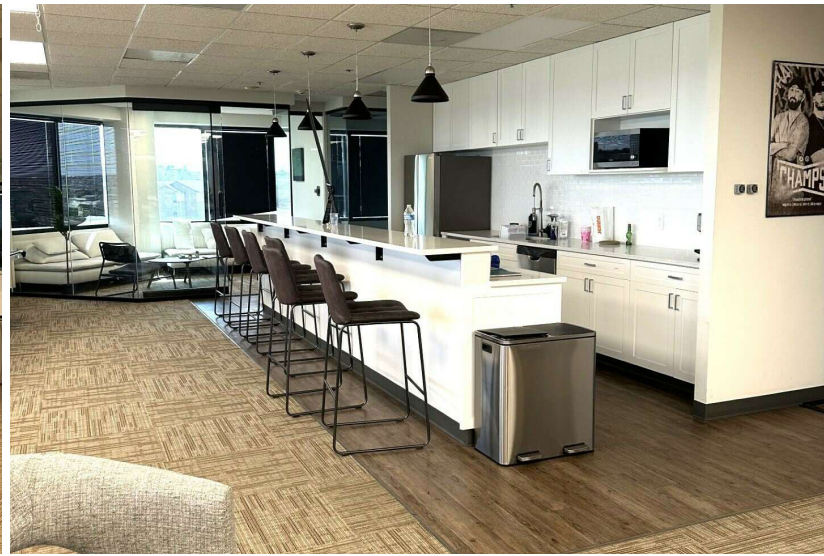
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SOUTHFIELD PARK TOWERS I & II

5TH FLOOR



Lease Rate: \$21.00 - 25.00 SF/YR (FULL SERVICE)

Total Space 838 - 5,029 SF

Lease Type: Full Service

Lease Term: Negotiable - 5 years

SPACE	LEASE RATE	SIZE (SF)	Comments
Tower I - floor 1 - Suite 130	\$21.00 SF/YR	1,315 SF	-
Tower I - floor 2 - Suite 200	\$21.00 SF/YR	2,515 SF	-
Tower I - floor 2 - Suite 250	\$21.00 SF/YR	2,514 SF	-
Tower I - floor 3 - Suite 330	\$21.00 SF/YR	1,160 SF	-
Tower I - floor 5 - Suite 500	\$23.00 SF/YR	5,029 SF	Single offices available
Tower I - floor 6 - Suite 600	\$24.00 SF/YR	5,029 SF	-
Tower I - floor 7 - Suite 750	\$23.00 SF/YR	2,404 SF	-
Tower I - floor 8 - Suite 800	\$24.00 SF/YR	2,515 SF	-
Tower II - floor 1 - Suite 100	\$21.00 SF/YR	2,514 SF	-
Tower II - floor 1 - Suite 130	\$21.00 SF/YR	1,160 SF	-
Tower II - floor 2 - Suite 200	\$21.00 SF/YR	2,515 SF	-
Tower II - floor 3 - Suite 310	\$21.00 SF/YR	838 SF	-
Tower II - floor 3 - Suite 350	\$22.00 SF/YR	2,667 SF	-
Tower II - floor 5 - Suite 500	\$24.00 - 25.00 SF/YR	5,029 SF	High-end space
Tower II - floor 6 - Suite 600	\$23.00 SF/YR	2,515 SF	-
Tower II - floor 7 - Suite 750	\$23.00 SF/YR	1,491 SF	-
Tower II - floor 8 - Suite 800	\$25.00 SF/YR	5,029 SF	-