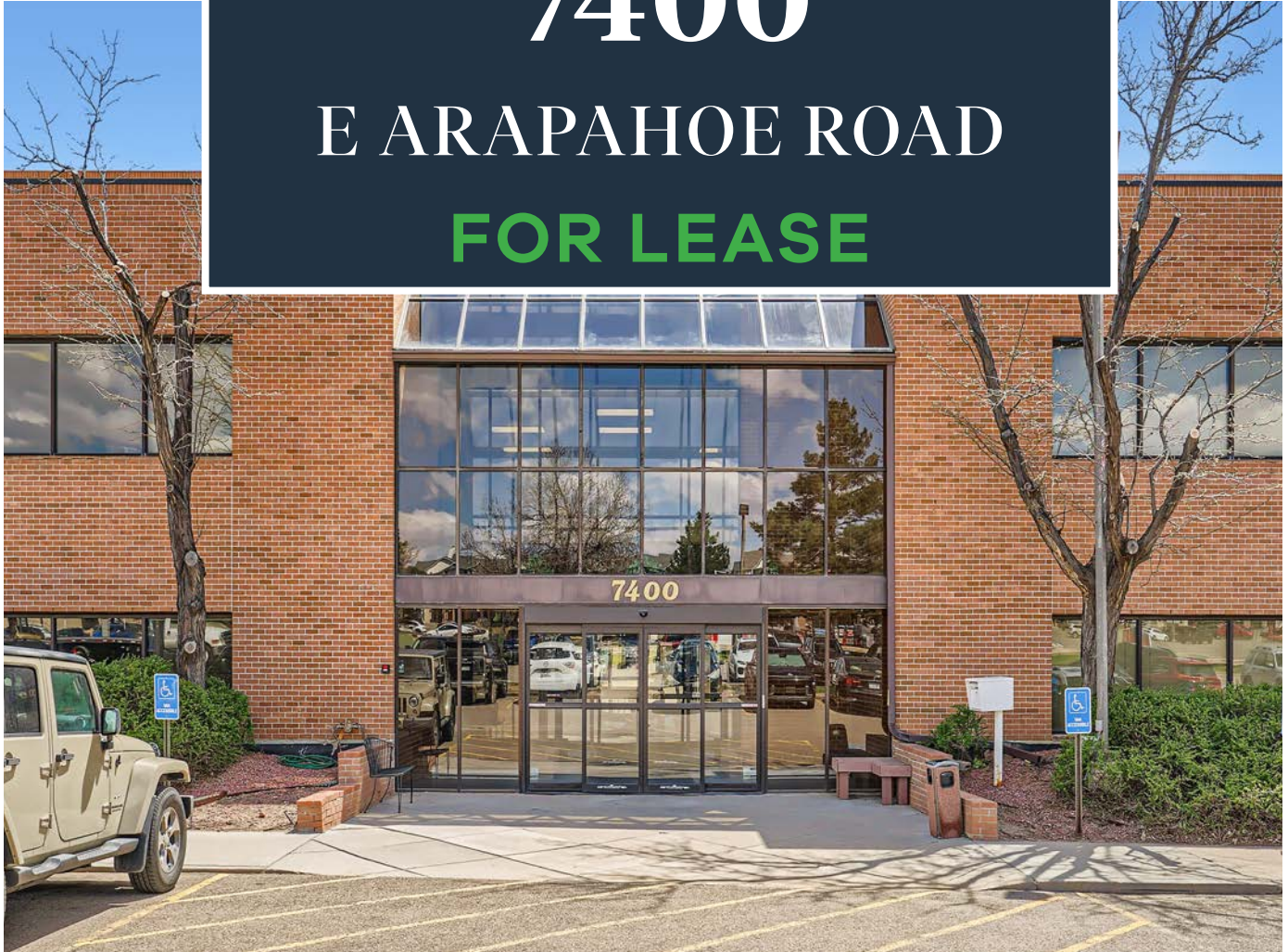


7400 E ARAPAHOE ROAD FOR LEASE



PRESENTED BY:

Joe Serieno
Senior Commercial Advisor
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Kentwood
Commercial



AVAILABLE FOR LEASE AT ARAPAHOE PLAZA

The 7400 E Arapahoe Medical Building has solidified its reputation as one of Centennial's premier office destinations. Tenants will enjoy a fully remodeled lobby, elevators, a shared conference room, and serene views backing to green space. With available suites ranging from 410 to 4,804 square feet, this property offers flexibility for a variety of business needs. Ideally located near the Denver Tech Center (DTC), the building is within walking distance to numerous restaurants, retail, and services. New, competitive lease rates, on-site management, and exceptional accessibility to I-25, E-470, and C-470 make this a standout choice for office users seeking quality and convenience in the heart of Centennial.

PROPERTY DETAILS

LEASE RATE \$23.75-\$25.00/SF FSG

SPACE AVAILABLE 410-4,804 RSF

TERM NEGOTIABLE

PROPERTY TYPE MEDICAL/OFFICE

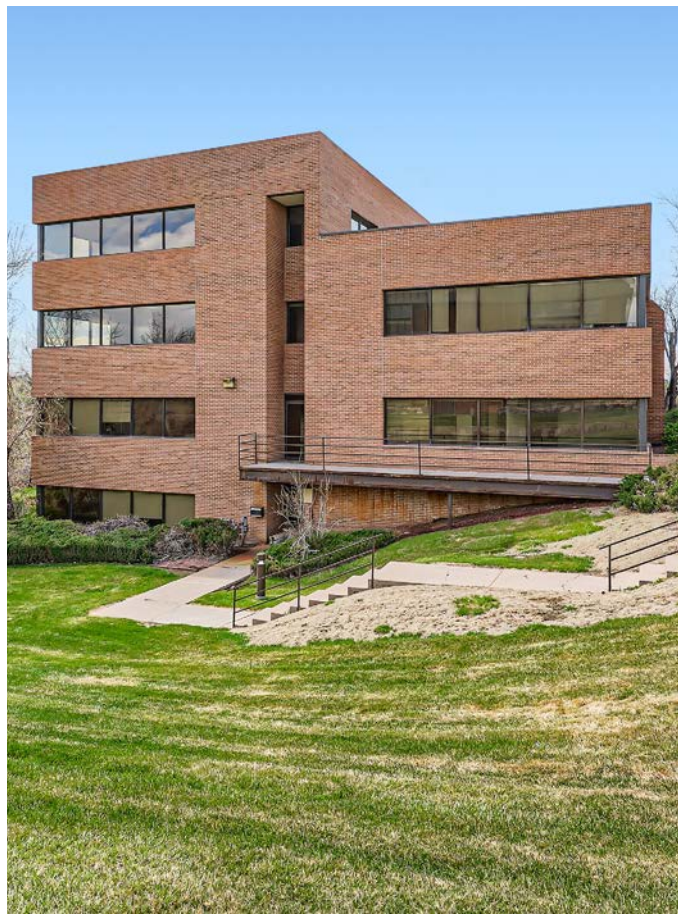
BUILDING CLASS B

BUILDING STORIES THREE

YEAR BUILT 1983

CONSTRUCTION MASONRY

SUBMARKET GREENWOOD VILLAGE



SPECIAL FEATURES & AMENITIES

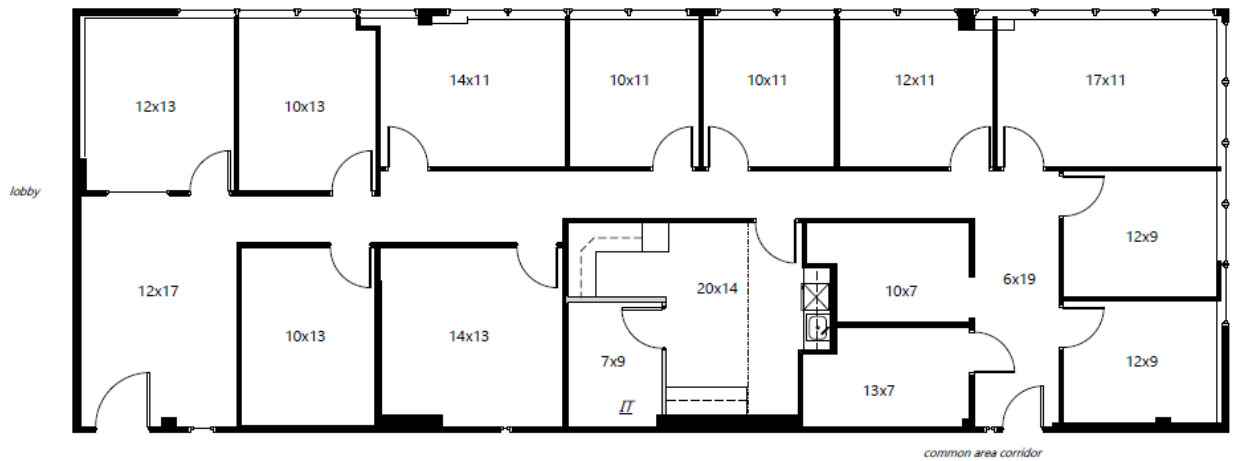
- CLASS B BUILDING
- RENOVATED LOBBY & COMMON AREAS
- ELEVATOR ACCESS
- RESTROOMS LOCATED ON EACH LEVEL
- ONSITE MANAGEMENT & AMPLE SURFACE PARKING AVAILABLE
- WALKING DISTANCE TO NUMEROUS DINING ESTABLISHMENTS AND SERVICES
- INCREDIBLE LOCATION WITH FANTASTIC VISIBILITY & EASY ACCESS TO PUBLIC TRANSPORTATION

CLICK [HERE](#) FOR VIRTUAL TOUR

SPACE PHOTOS

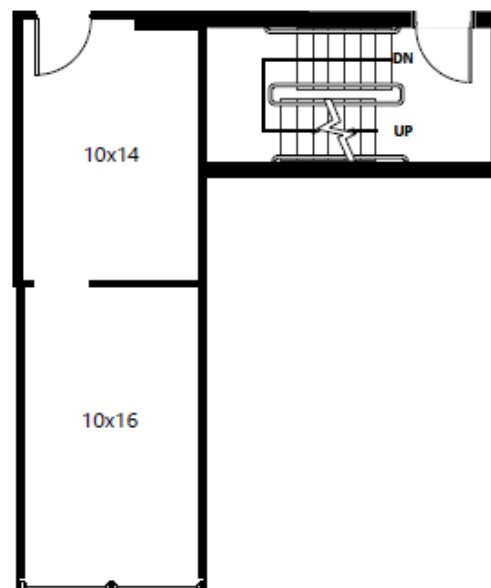


FLOOR PLANS & AVAILABILITY



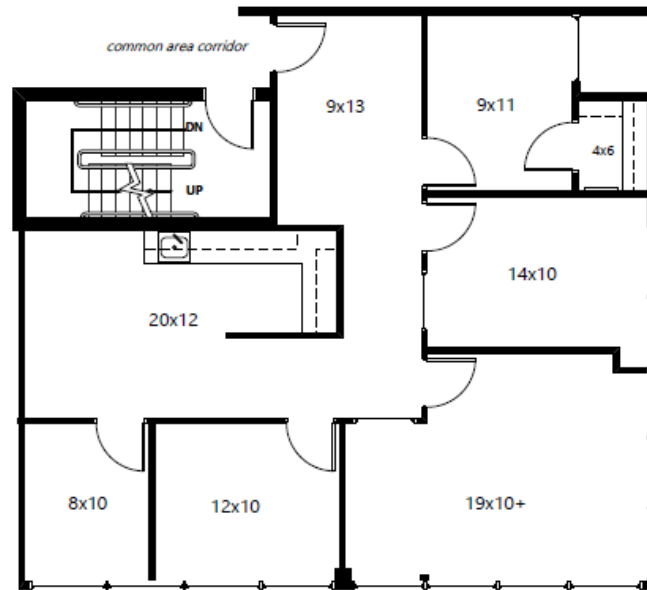
FLOOR 1
SUITE 109
4,804 SF

common area corridor

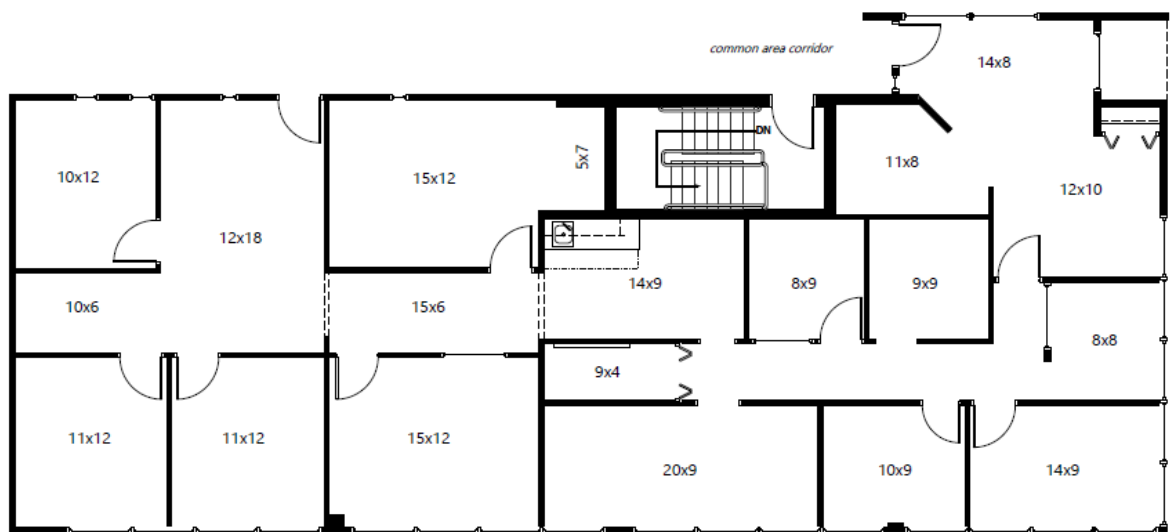


FLOOR 2
SUITE 210
410 SF

FLOOR PLANS & AVAILABILITY

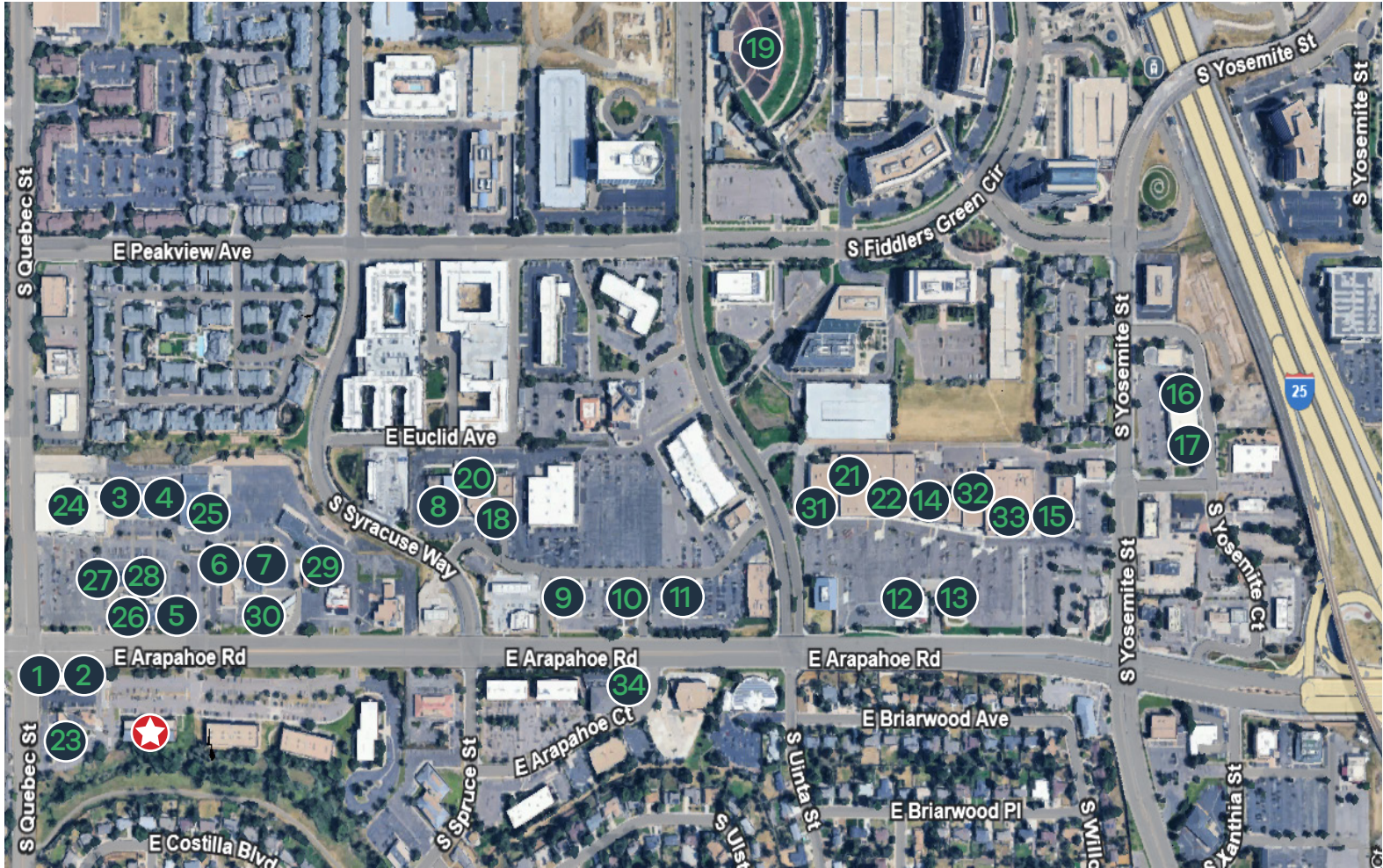


FLOOR 2
SUITE 211
1,650 SF



FLOOR 3
SUITE 305
2,251 SF

AREA MAP



DINING/COFFEE

- 1 MAD Greens
- 2 T-Mama's Pizza
- 3 Deli Zone
- 4 Colonna's Pizza & Pasta
- 5 QDOBA Mexican Eats
- 6 Sakura Bowl
- 7 Yuan Palace Mongolian BBQ
- 8 Rouge Wine Bar/Bistro
- 9 Shake Shack
- 10 Starbucks
- 11 Chuy's
- 12 Torchy's Tacos

DINING/COFFEE

- 13 CAVA Mediterranean
- 14 Crumbl
- 15 Modern Market Eatery
- 16 Jimmy John's
- 17 Chipotle Mexican Grill

ENTERTAINMENT/FITNESS

- 18 Pindustry
- 19 Fiddler's Green Ampitheatre
- 20 9Round Kickboxing Fitness
- 21 Kula Sports Performance
- 22 Fierce45 Pilates

RETAIL/SERVICES

- 23 BMO Bank
- 24 Safeway
- 25 Heritage Wine & Liquor
- 26 Circle K
- 27 Super Cleaners
- 28 Envy Nail Spa
- 29 Grease Monkey
- 30 Commerce Bank
- 31 Office Depot
- 32 UPS Store
- 33 Sprouts Market
- 34 AFC Urgent Care

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