

15534 E Hinsdale Cir.,  
Centennial, CO 80112



## Building Specifications

- 6,250 SF available now (Suite 101) - clean, clear-span space with grade-level access
- One grade-level door serving Suite 101
- Solar-powered building - lower cost basis for electrical power
- Partial lease-up for income
- ±1.42-acre parcel with ±55 parking spaces
- Single-story Class B construction - built in 2001
- Excellent access to Arapahoe Rd, I-25, E-470 and Centennial Airport

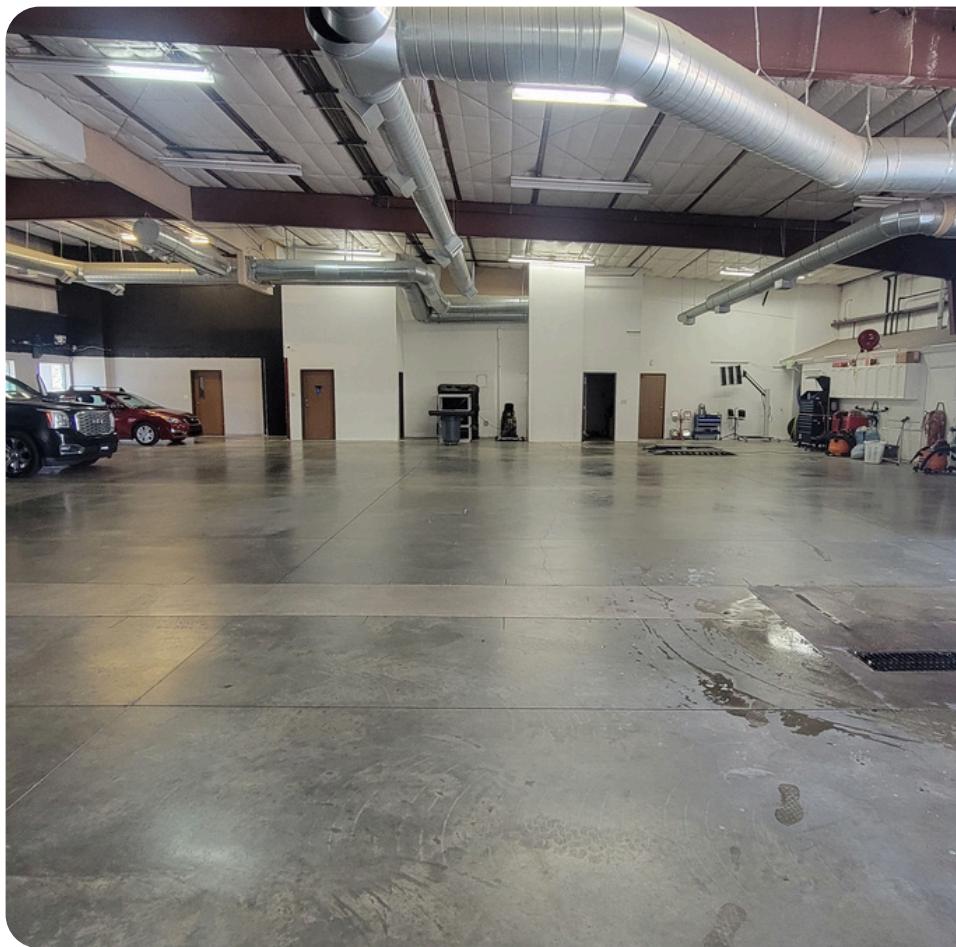
# 15534 E Hinsdale Cir, Centennial, CO 80112

Owner-User or Investment - Flexible, Solar-Powered Flex/Industrial in Centennial.

A rare opportunity to control your growth while generating income.

15534 E Hinsdale Cir is a single-story, Class B flex/industrial building in Centennial, positioned just south of Arapahoe Rd and west of Jordan Rd with fast connections to I-25 and E-470. The property is partially leased today, giving an owner-occupant room to expand over time - or an investor the ability to re-tenant and stabilize at today's rates.





## August 2025 Snapshot

Suite	Tenant	Monthly Base Rent	Core Electric	Xcel Energy	Water	Aug/total
100	Mile High Crossfit	8666.67	233.97	21.46	143.24	9065.34
200	JML Tools	3500	141.2	5.2	35.81	3682.21
300	Wrap Factory	4000	240.09	0	0	4240.09



## Schedule A Tour

Contact me today for more details or to schedule a private tour of the property. I'd be happy to walk you through the features and answer any questions you may have



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