ARAPAHOE

SERVICE CENTER

6555, 6665, 6675 S. Kenton Street I Centennial, Colorado



For lease

Flex/Industrial

3,070 - 14,639 SF

3 buildings

PROPERTY HIGHLIGHTS

This property boasts strong ownership, local management, and a prime location easily accessible at Arapahoe Road and Kenton Street in Southeast Denver. The project is thoughtfully designed, featuring easily accessible truck courts with dock-high and drive-in loading along with floor to ceiling windows in the office areas. Additionally, the availability of both building and monument signage offers ample opportunities for branding and visibility. The property offers flexible divisibility options to cater to varying tenant requirements.



PROPERTY FEATURES



5,145 - 20,996 SF Available Across 5 Units **Total Space Available**



Parking Ratio



144.283 SF

Building Size



\$13.00/SF - \$14.00/SF NNN

Lease Rate



Clear height



2.8:1,000 SF



Dock High and Drive In Loading



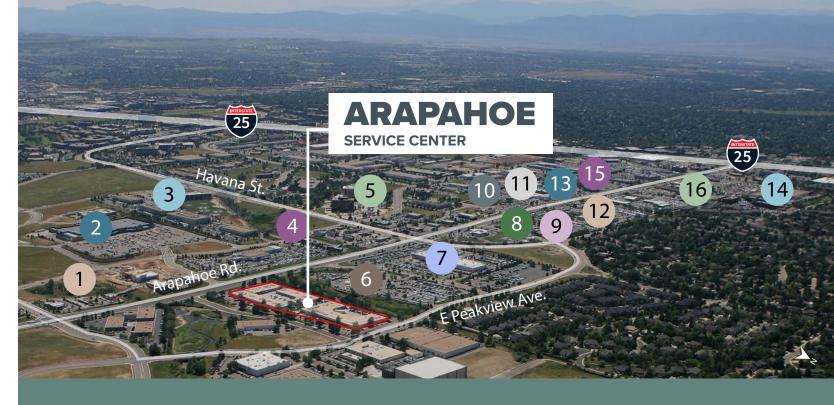
1985

Year Built



\$6.70/SF (2024)

Operating Expenses



01. Chase

Sonic

Del Taco

Bawrchi Biryani Point

Bakers Inn

Vivi Pho

02. Walmart

03. TopGolf

04. Naan Curry

Bop & Gogi McDonald's

Culver's

Dickey BBQ

Outback Steakhouse

05. Embassy Suites

- 06. AutoNation Dodge
- 07. AutoNation Toyota
- 08. Groove Mazda
- 09. Groove Ford
- 10. Larry H. Miller Nissan
- 11. AutoNation Chrysler Jeep
- 12. Arapahoe Kia / Hyundai
- 13. Fay Myers Motor Cycle World
- 14. Lowes Home Improvement
- 15. Peakview Brewing Schlotzkys Pollo Lima

16. The Home Depot Surena Persian Café Milkit JDs Baitshop ChickFila

Starbucks





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