

OFFICE CONDO FOR SALE

11211 E. Arapahoe Rd, UNIT 15
CENTENNIAL, CO 80112



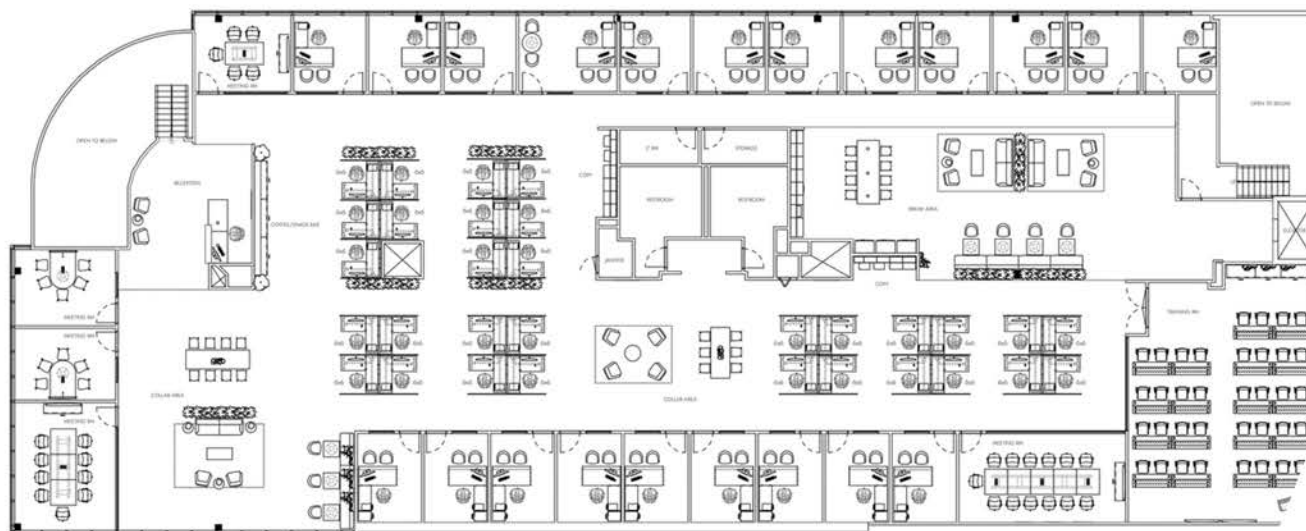
17,900 SF



MAKERS COMMERCIAL
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FOR SALE // 11211 E. Arapahoe Rd. / Unit 15 // CENTENNIAL, CO 80112



'AS - IS'
Asking Price:

\$2.25MM

'AS - DESIGNED'
Asking Price:
\$3.25MM

Office



**Approx. 25
private offices**



**Multiple
Conference Rooms**



17,900 SF



**Zoning:
BP-100**

UNIT INCLUDES:

- 2 Private entries
- Private restrooms
- Private elevator
- Mix of private offices and cubicle space
- Multiple conference and huddle rooms
- Large training room
- Separately metered Kitchenette
- Heavy power supply



**Ample
Parking**



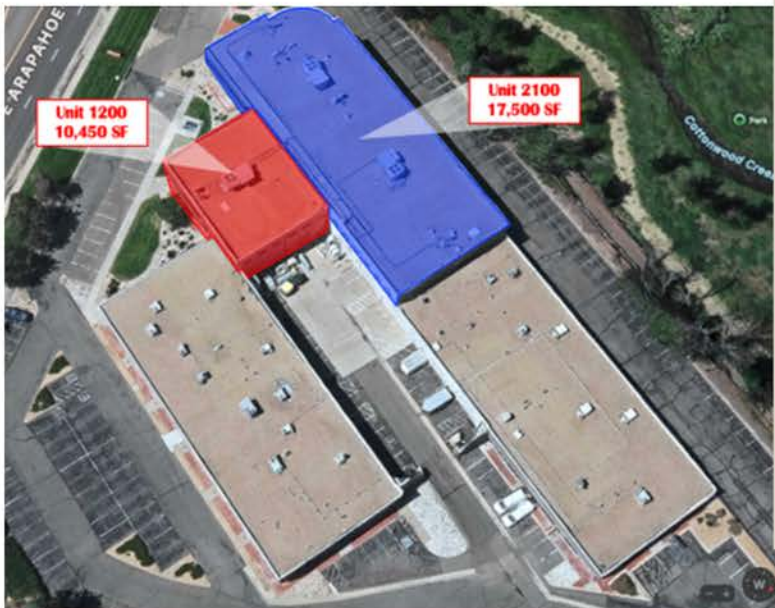
**Close to many
amenities**



**Lots of Uses
Permitted**

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Site Plan



PROPERTY DESCRIPTION

Position your business in one of the most sought-after locations in the Denver Tech Center, offering excellent access to I-25, C-470, and a wide range of nearby amenities. This unique office space can be seamlessly combined with first-floor warehouse or flex space, providing unmatched versatility to suit your operational needs. A rare opportunity for businesses seeking flexibility, visibility, and convenience all in one location.

Key Features:

- Private entry, private restrooms, and a break room w/ full kitchenette
- ***Building signage available***
- Great location with great views

Location Highlights:

- Easy access to I-25, E-470, and Arapahoe Rd. Close to the DTC, Park Meadows, public transportation and many other amenities.

Whether you're expanding your operations or looking for a strategic location for your business, this property is ready to accommodate your needs. Contact us today to schedule a tour and explore its potential!

AS-DESIGNED PHOTO'S **Photos are renderings, not actual.

RENDERING

RECEPTION



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RENDERING

MEETING SPACES



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RENDERING

OPEN OFFICE



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RENDERING

BREAK AREA



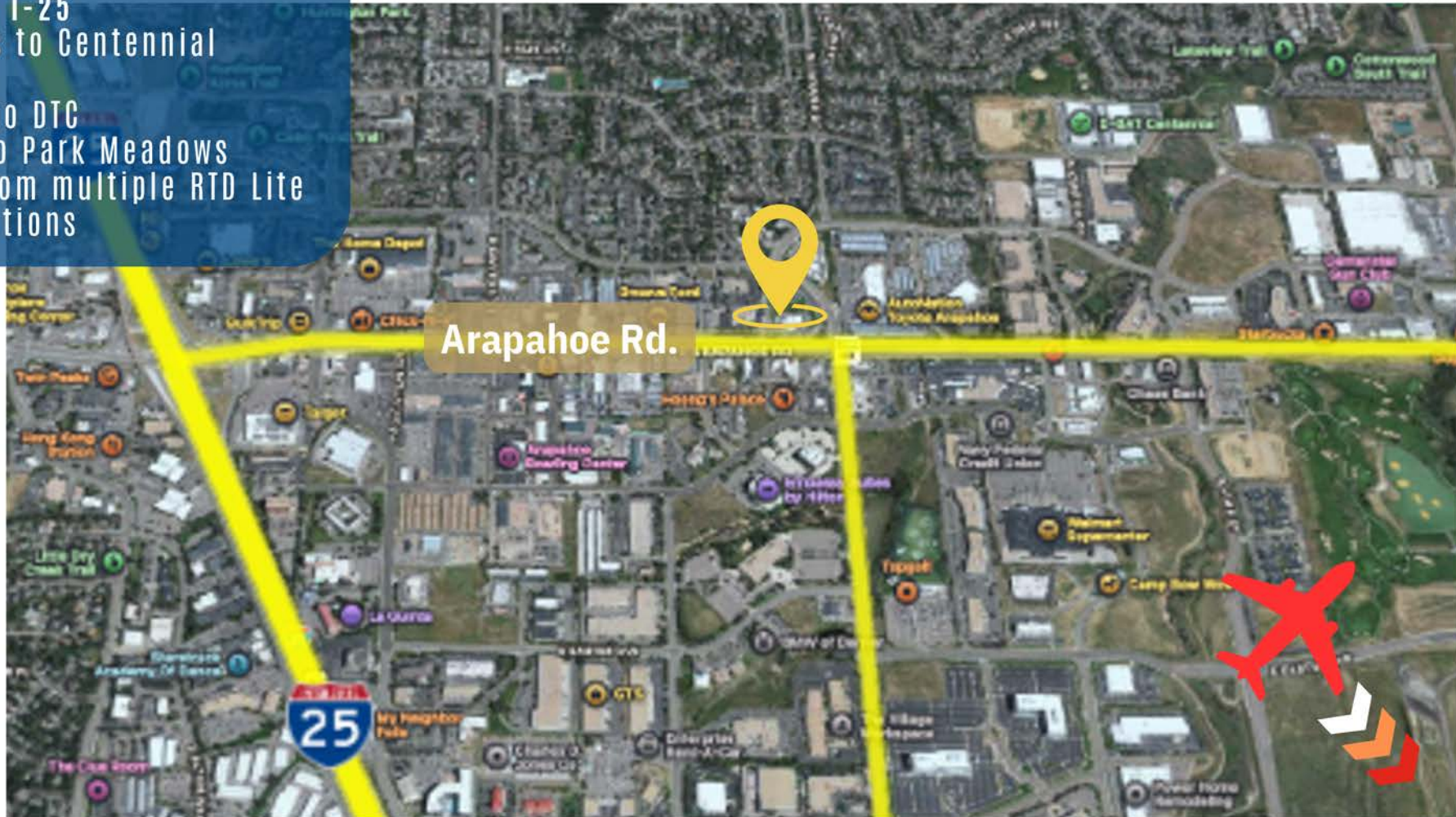
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CLOSE PROXIMITY TO NUMEROUS AMENITIES INCLUDING:

- 1 mile to I-25
- 1.5 miles to Centennial Airport
- 3 miles to DTC
- 7 mins to Park Meadows
- 1 mile from multiple RTD Lite Rail locations



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