

**REMARKABLE  
OFFICE/FLEX PROPERTY  
FOR SALE OR LEASE**

# LINCOLN EXECUTIVE CENTER

11211 EAST ARAPAHOE ROAD | CENTENNIAL, CO 80112



**BUILDING SIGNAGE AVAILABLE**



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Lincoln Executive Center is a 72,710 square foot office/warehouse facility with a distinctive split-level design, large windows and flexible floor plans to accommodate a wide range of needs. The property offers mature landscaping, with ample parking for employees and visitors.

EASY ACCESS TO I-25



Ample Parking  
3.0:1,000 SF



Common  
Conferencing &  
Training Room



Corporate  
Image



High  
Image  
Lobby



Outdoor Patio  
& Seating



Mountain  
Views

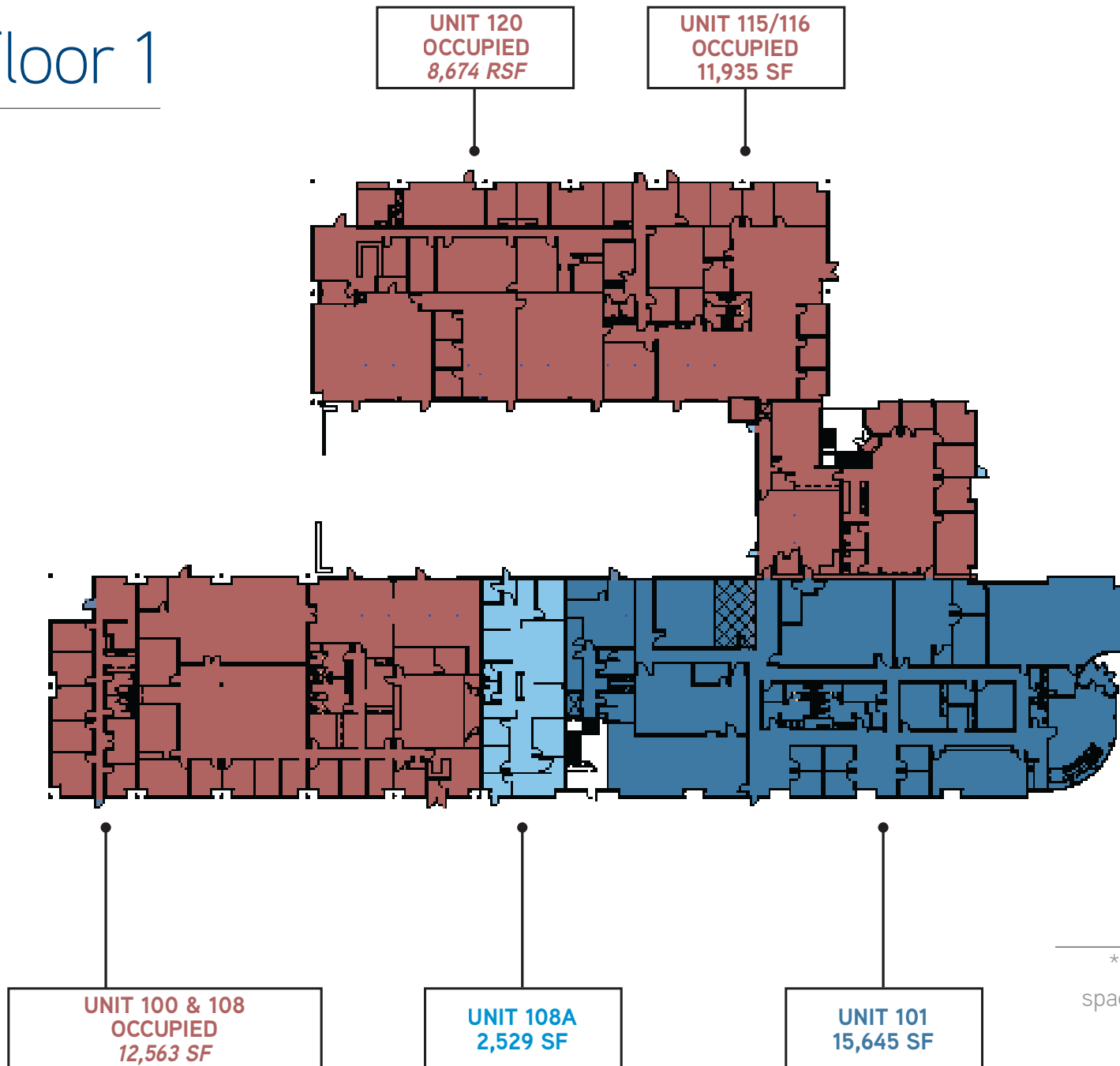


Abundant  
Restaurants  
Nearby

2,529 SF – 39,254 SF

- \$10.50-\$12.50/SF NNN
- 2024 ESTIMATED OP EX \$7.70/SF
- CLEAR HEIGHT - 15'
- DRIVE-IN DOORS - 10' X 12'
- SALE PRICE – CALL FOR PRICING

# Floor 1



72,426  
RSF (DIVISIBLE)

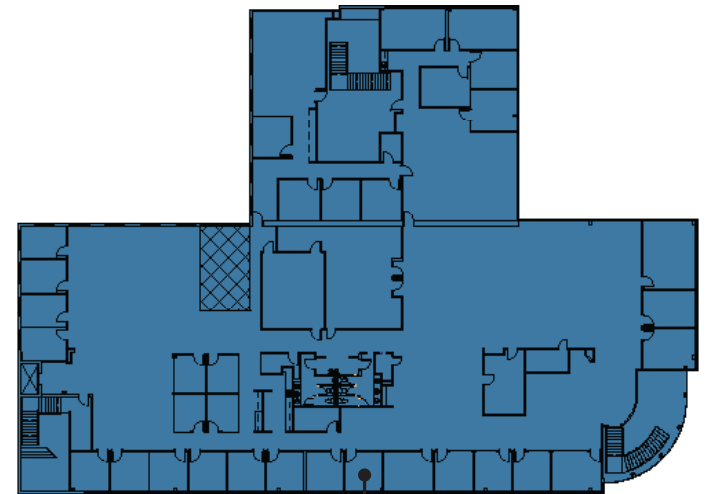
\*White areas are common spaces that access 2nd floor

CLOSE PROXIMITY TO NUMEROUS AMENITIES INCLUDING:

- 6 MIN CENTENNIAL AIRPORT
- 9 MIN PARK MEADOWS MALL
- 35 MIN DIA
- 23 MIN DOWNTOWN DENVER



## Floor 2



UNIT 200  
21,080 SF

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