

# CREEK SIDE

CENTENNIAL TECH CENTER

NEW CONSTRUCTION SMALL-BAY  
INDUSTRIAL FOR LEASE



6403 S UVALDA STREET  
CENTENNIAL, CO 80111

14,020 SF AVAILABLE

A DEVELOPMENT OF

 **LAPOUR**

LISTED BY

  
**STREAM**



# PROPERTY DETAILS



## PROPERTY DETAILS

BUILDING SIZE:	63,271 SF	POWER:	2,500 AMPS
PARKING RATIO:	3/1000	SPEED BAYS:	55'
ZONING:	BP-100 (BUSINESS PARK)	CLEAR HEIGHT:	24'
DRIVE-IN DOORS:	EIGHT (8)	TRUCK COURT:	100'
DOCK DOORS:	EIGHT (8)	BAY DEPTHS:	90'-110'
OPEX	\$6.98/SF	JURISDICTION	CITY OF CENTENNIAL

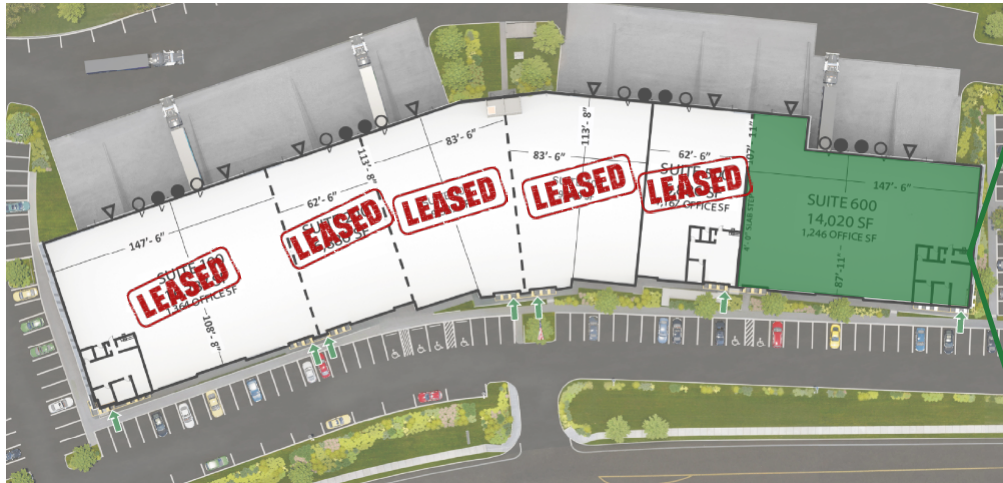


# FLOORPLAN

**SPEC SUITE 600: UP TO 14,020 SF**

**OFFICE AREA: 1,246 SF**

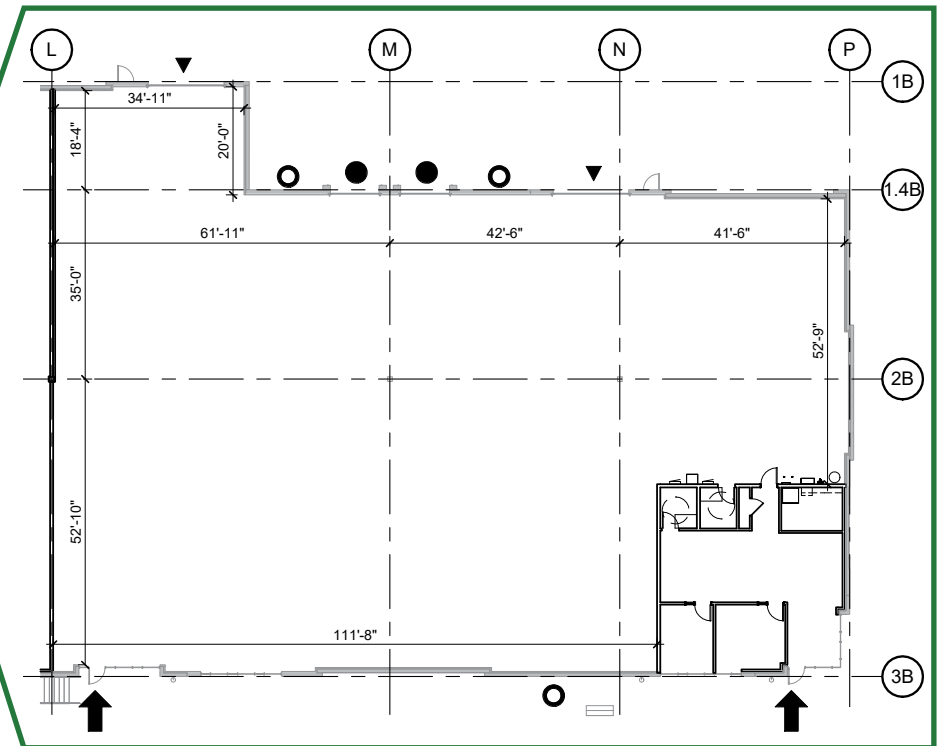
**WAREHOUSE: 12,726 SF**



## MOVE IN IMMEDIATELY

- Brand new, modern office space
- Corner Unit
- 10' ceilings in office
- 24' clear height in WH
- 2 dock-highs; 2 ramped drive-in doors and grade level loading
- Building signage opportunity
- Two building signage opportunities

**SCAN OR CLICK FOR 360 TOUR!**





# DEMOGRAPHICS

Creekside Centennial Tech Center (CCTC) is a 63,271 square foot small bay, Class A industrial building in Denver's Southeast Submarket. CCTC is the first and only, small bay, industrial project in south Denver that offers tenants state-of-the-art, 24' clear, space divisible to under 10,000 SF. The location provides immediate access to Arapahoe Rd, and quick access to I-25, E-470, and Hwy 83. This flexible industrial project is zoned Business Park-100, which can accommodate a variety of light industrial, assembly, R&D, showroom, flex/office, and distribution uses.

The surrounding demographics represent a skilled and highly educated workforce combined with many opportunities for attainable housing. Creekside Centennial Tech Center provides the modern image, convenient location and surrounding amenities that are needed in today's business environment for employee and client recruitment and retention.

In the epicenter of the Southeast submarket and part of the Denver Tech Center (DTC), Creekside is surrounded by an abundance of amenities including dining, shopping, and entertainment all within a short drive. Centennial Airport, one of the busiest private airports in the country, is located just five (5) minutes away.

## SURROUNDING EMPLOYERS



IN CLOSE PROXIMITY  
TO I-25, ARAPAHOE RD,  
PARKER RD & E470  
AND GREAT AMENITIES



1 MILE: 76.2% OF  
POPULATION WITH A  
BACHELORS DEGREE OR  
HIGHER




GROWING AND STABLE  
HOUSING MARKET



BIKE TO WORK CAPABILITY  
WITH IMMEDIATE ACCESS  
TO TRAILS

## IMMEDIATE PROXIMITY TO

- 107,134 RESIDENTIAL UNITS (WITHIN FIVE MILES)
- DINING, SHOPPING & ENTERTAINMENT
- PARK MEADOWS SHOPPING MALL
- MAJOR ARTERIALS
- DENVER TECH CENTER - LARGEST OFFICE SUBMARKET IN DENVER
- CENTENNIAL AIRPORT 

## DRIVE TIMES

### IMMEDIATE ACCESS

I-25, Arapahoe Rd, HWY 83  
(PARKER RD), E-470

### 6 MINUTES

I-25

### 8 MINUTES

E-470

### 17 MINUTES

I-225

### 30 MINUTES

DOWNTOWN DENVER

### 36 MINUTES

DENVER INTERNATIONAL AIRPORT (DIA)

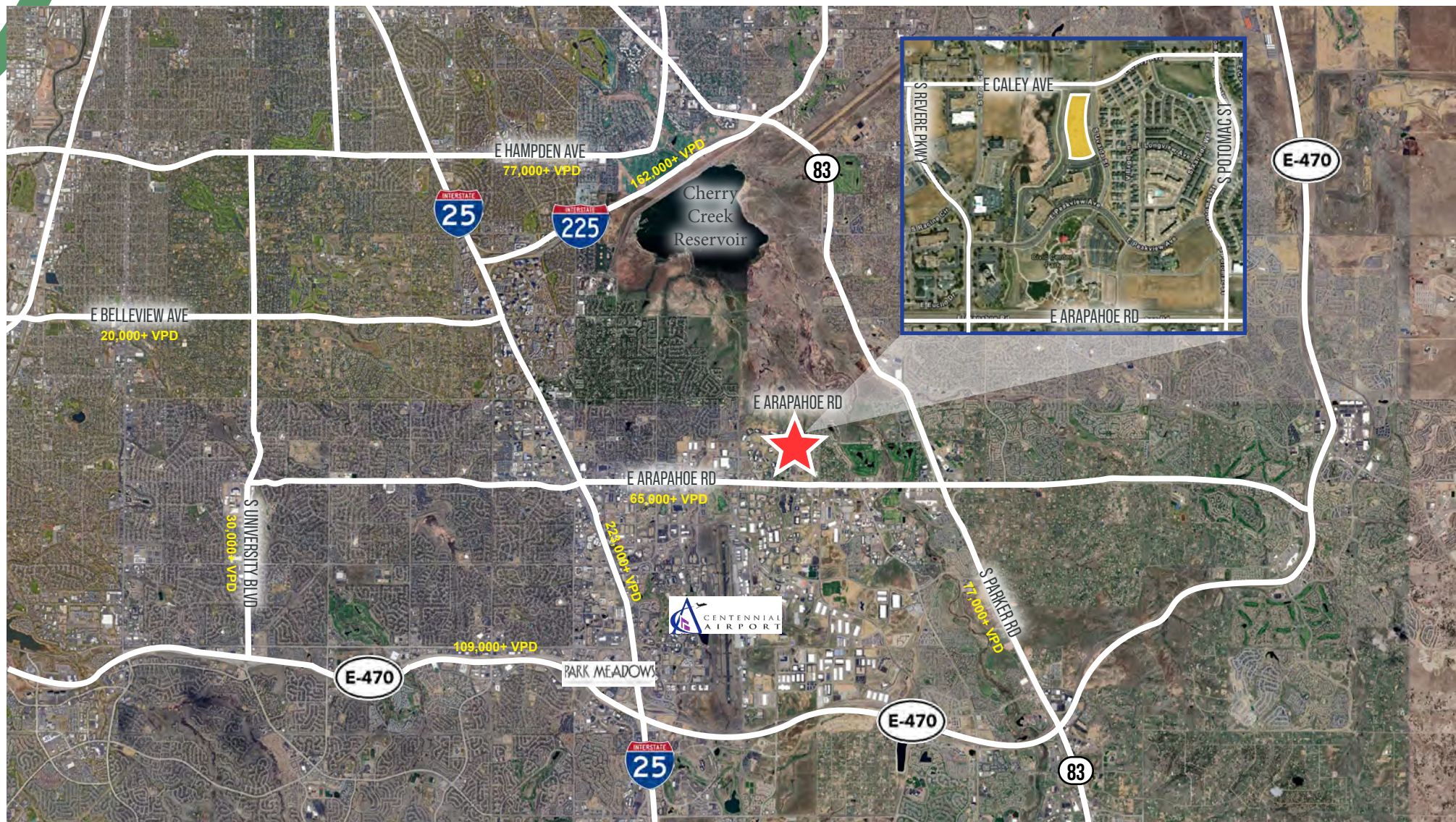


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# ACCESS MAP



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