



# MODBLOCK

## CENTENNIAL

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MODERN OFFICE  
COMMUNITY





**OWN YOUR BUSINESS.  
OWN YOUR OFFICE.  
OWN YOUR FUTURE.**



**THE MODBLOCK  
OWNERSHIP ADVANTAGE.**

**MODBLOCK** empowers business owners to take control of the long-term success of their businesses through commercial real estate ownership. And achieve the modern version of the American Dream.

Through commercial real estate ownership, you are protecting the future of your business. And have the opportunity to achieve long-term appreciation of your real estate assets.

**MODBLOCK** builds and operates professionally run, modern office communities, that give small businesses the ownership advantage.



**MODBLOCK**  
CENTENNIAL

# YOUR OPPORTUNITY TO DESIGN YOUR FUTURE.

Start planning to own your office, warehouse or retail space. Turnkey designed spaces or core and shell options available.

**MODBLOCK CENTENNIAL** business condos average approximately 3,100sf. There are a total of 27 condos. Our smallest condo is 1,150sf and our largest is 10,300. The units have been designed to easily combine or subdivide to provide business owners with maximum flexibility.

## Specifications

85,000 SF Zoned BP-75	24-Hour Access
Large 12' x 14' Drive-In Doors	Custom Floors
22' & 24' Ceiling Height	Drive-Through Units Available
Mezzanines	Abundant Parking
60' Drive Aisles	Option to Combine Units

The **MODBLOCK Flex Platform** is designed to support many different types of businesses in many various industries.

- Creative Studio (film, photography, art, design, architecture, interiors, music, podcast, YouTube etc.)
- Maker Space
- Small Business / Office / Professional Services Firms
- Retail
- Ghost Kitchen
- Event Space
- B-to-B Showroom
- Boutique Fitness (personal training, yoga, spinning, etc.)
- Printing / Mail Services / Fulfillment
- Product wholesalers (HVAC, construction materials, etc.)
- Co-working / Shared Office
- Warehouse / E-commerce / Distribution
- Light Manufacturing / Assembly
- Construction Services / Building Supplies
- R&D / Lab Space
- Brewery / Distillery / Winery
- Car / Boat / RV storage



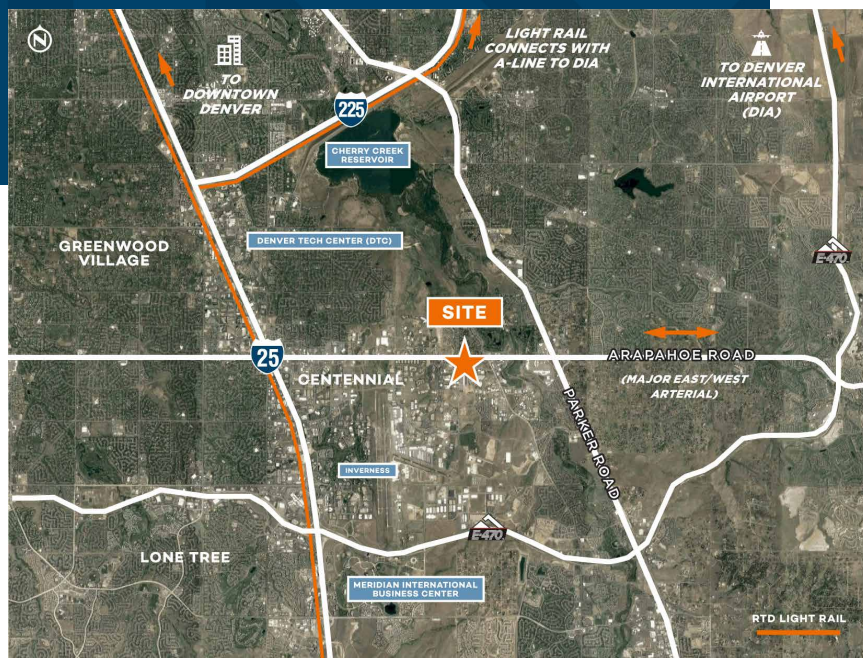


**MODBLOCK CENTENNIAL** is located at East Arapahoe and South Blackhawk, close to the Centennial Airport, Gates Soccer Complex, Dove Valley, South Suburban Parks & Rec Center, Cherry Creek State Park, and central to both DTC and Downtown Denver.

The location offers high visibility and accessibility to major roads including I25 and Parker Road which makes it easy and convenient for your employees and customers.

E. Arapahoe Road offers your team plenty of options for dining and convenient retail with and Cornerstar and Arapahoe Crossing shopping centers just minutes away.

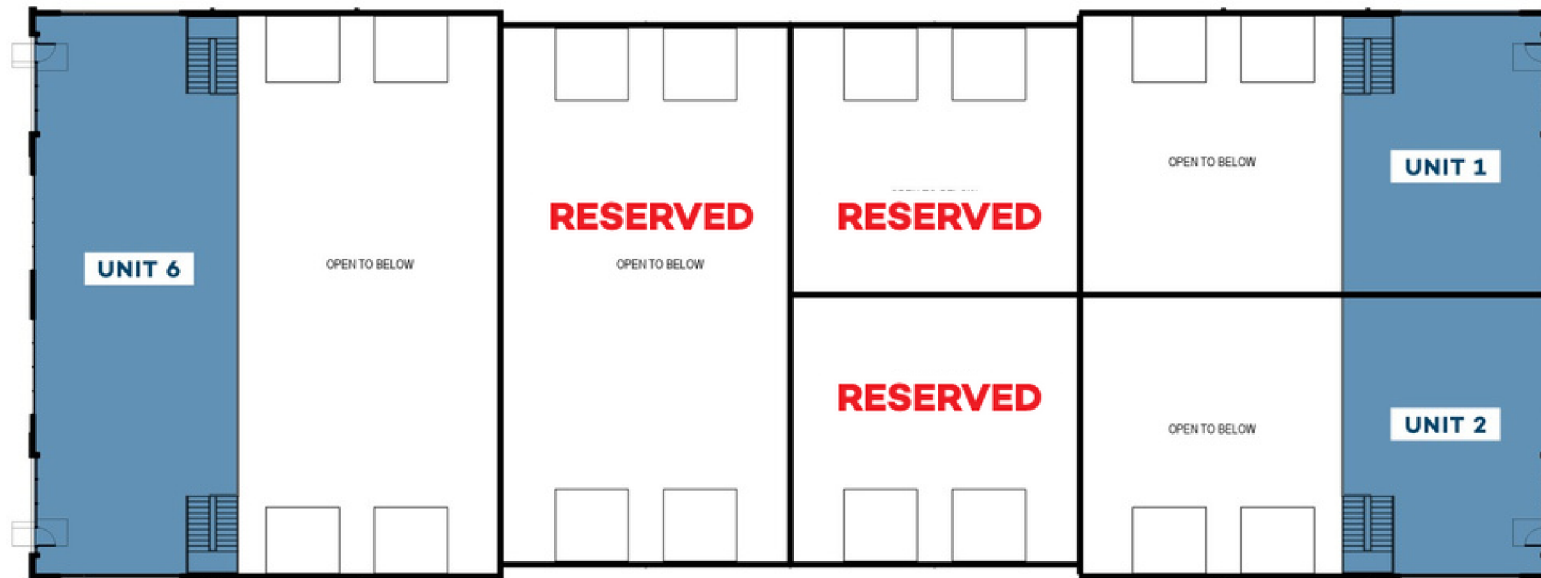
Simply put, this is a great location for your employees, and your business.



## FIRST FLOOR



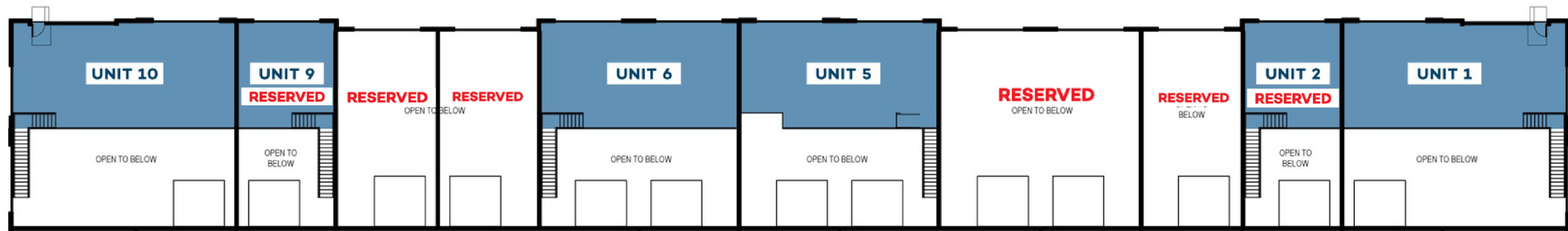
## MEZZANINE LEVEL



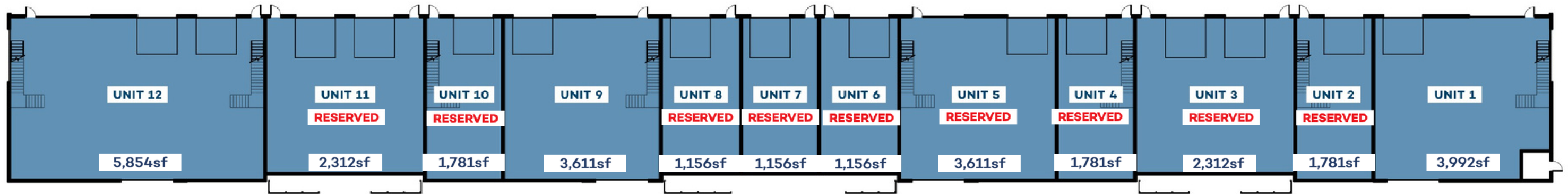
## FIRST FLOOR



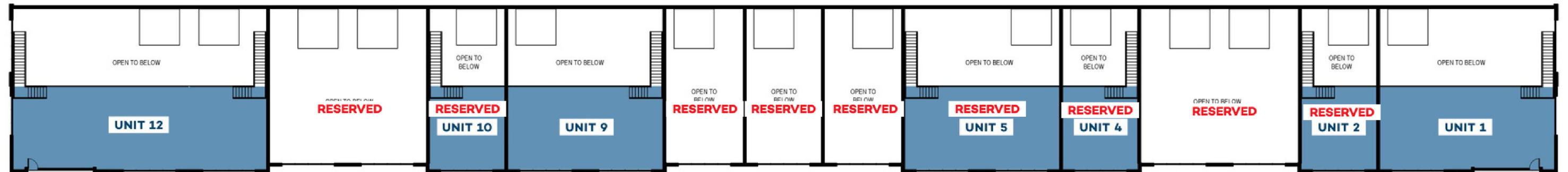
## MEZZANINE LEVEL



## FIRST FLOOR



## MEZZANINE LEVEL



# MODBLOCK

## CENTENNIAL

For the most current sales and availability information  
 contact David Foley at 303-229-8643 or  
[david@makersre.com](mailto:david@makersre.com)

### UNIT SCHEDULE

BUILDING BLOCK A				
Unit	1 <sup>st</sup> Level SF	2 <sup>nd</sup> Level SF	Total SF	Price
1	3,621	1,501	5,122	\$1,357,225
2	3,621	1,501	5,122	\$1,357,225
3	2,181	0	2,181	RESERVED
4	2,181	0	2,181	RESERVED
5	4,362	0	4,362	RESERVED
6	7,320	3,003	10,323	\$2,632,472
BUILDING BLOCK B				
Unit	1 <sup>st</sup> Level SF	2 <sup>nd</sup> Level SF	Total SF	Price
1	2,627	1,368	3,995	\$1,098,500
2	1,204	577	1,782	RESERVED
3	1,156	0	1,156	RESERVED
4	2,312	0	2,312	RESERVED
5	2,408	1,203	3,613	\$993,020
6	2,408	1,203	3,613	\$993,020
7	1,156	0	1,156	RESERVED
8	1,156	0	1,156	RESERVED
9	1,204	577	1,782	RESERVED
10	2,709	1,368	4,077	\$1,100,500
BUILDING BLOCK C				
Unit	1 <sup>st</sup> Level SF	2 <sup>nd</sup> Level SF	Total SF	Price
1	2,625	1,367	3,992	\$1,097,727
2	1,204	577	1,781	RESERVED
3	2,312	0	2,312	RESERVED
4	1,204	577	1,781	RESERVED
5	2,408	1,203	3,611	RESERVED
6	1,156	0	1,156	RESERVED
7	1,156	0	1,156	RESERVED
8	1,156	0	1,156	RESERVED
9	2,408	1,203	3,611	\$992,500
10	1,204	577	1,781	RESERVED
11	2,312	0	2,312	RESERVED
12	3,911	1,943	5,854	\$1,551,000

\*Call For Information  
 MODBLOCK CENTENNIAL- APRIL 2023

THE REAL ESTATE DESCRIBED HEREIN IS LOCATED IN THE STATE OF COLORADO. ALL CONTRACTS AND OTHER DOCUMENTS RELATING TO THE SALE OF THIS REAL ESTATE SHALL BE EXECUTED ONLY IN THE STATE OF COLORADO. NO OTHER STATE BUREAU OR DIVISION OF REAL ESTATE HAS INSPECTED, EXAMINED OR QUALIFIED THIS OFFERING. PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



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availability information contact  
**David Foley at 303-229-8643**

[modblockbusines.com](http://modblockbusines.com)

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Interested buyers are advised to inspect the plans and specifications to determine the actual features, dimensions and square footages and to consult with Seller as to other elements important to the purchase. Buyers are advised to consult the specific terms of the Purchase Contract. These materials shall not constitute an offer or solicitation in any state where prior registration is required. Void where prohibited by law.

