

OFFICE BUILDING FOR LEASE

6766 S. REVERE PKWY



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 **PMG
REALTY**

Property and Demographics



PROPERTY DESCRIPTION

6766 S Revere Parkway is a freestanding office building offering an exceptional opportunity in Southeast Denver's thriving commercial corridor. Ideally situated just off Arapahoe Road, the property benefits from immediate proximity to a dynamic mix of restaurants, retail, and major transportation routes, positioned equidistant between Parker Road and I-25 for seamless regional access. Spanning approximately 17,584 square feet, the building features 26 private offices and 5 conference rooms, making it a fully turn-key solution for owner-users seeking a professional, move-in-ready environment. The interior layout is easily demisable, allowing for flexible multi-tenant configurations, and is enhanced by abundant natural light throughout. Zoned to accommodate a wide range of commercial uses, the property is well-suited for professional services, creative firms, or hybrid office-distribution operations. Additional amenities include a rear loading dock and eastern-facing views that overlook a lush greenbelt, contributing to a serene and productive workspace.

OFFERING SUMMARY

Available Suite Sizes	884 - 6,800 RSF
Lease Rate	\$19 RSF/yr (Full Service)
Property Type	Office / Medical Office

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Household	762	22,600	102,338
Total Populatotion	2,071	56,548	249,749
Average Income	\$192,972	\$138,719	\$125,571



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Property Features



6766 S Revere Pkwy Centennial, CO

PROPERTY DESCRIPTION

Property Type	OFFICE
Building Size:	17,584 SF
Lot Size:	1.29 Acres
Year Built:	1982
Zoning:	CG
Parking	46 SPACES

PROPERTY FEATURES:

- Prime location off of Arapahoe Rd. with great retail and restaurant amenities nearby.
- Parking lot restriped in 2024
- 46 Surface parking spaces
- Flexible layout/floor plan easily demised for multiple tenants
- All FF&E negotiable
- Security cameras and key card access system
- Flexible use for medical, office or retail
- Single loading dock



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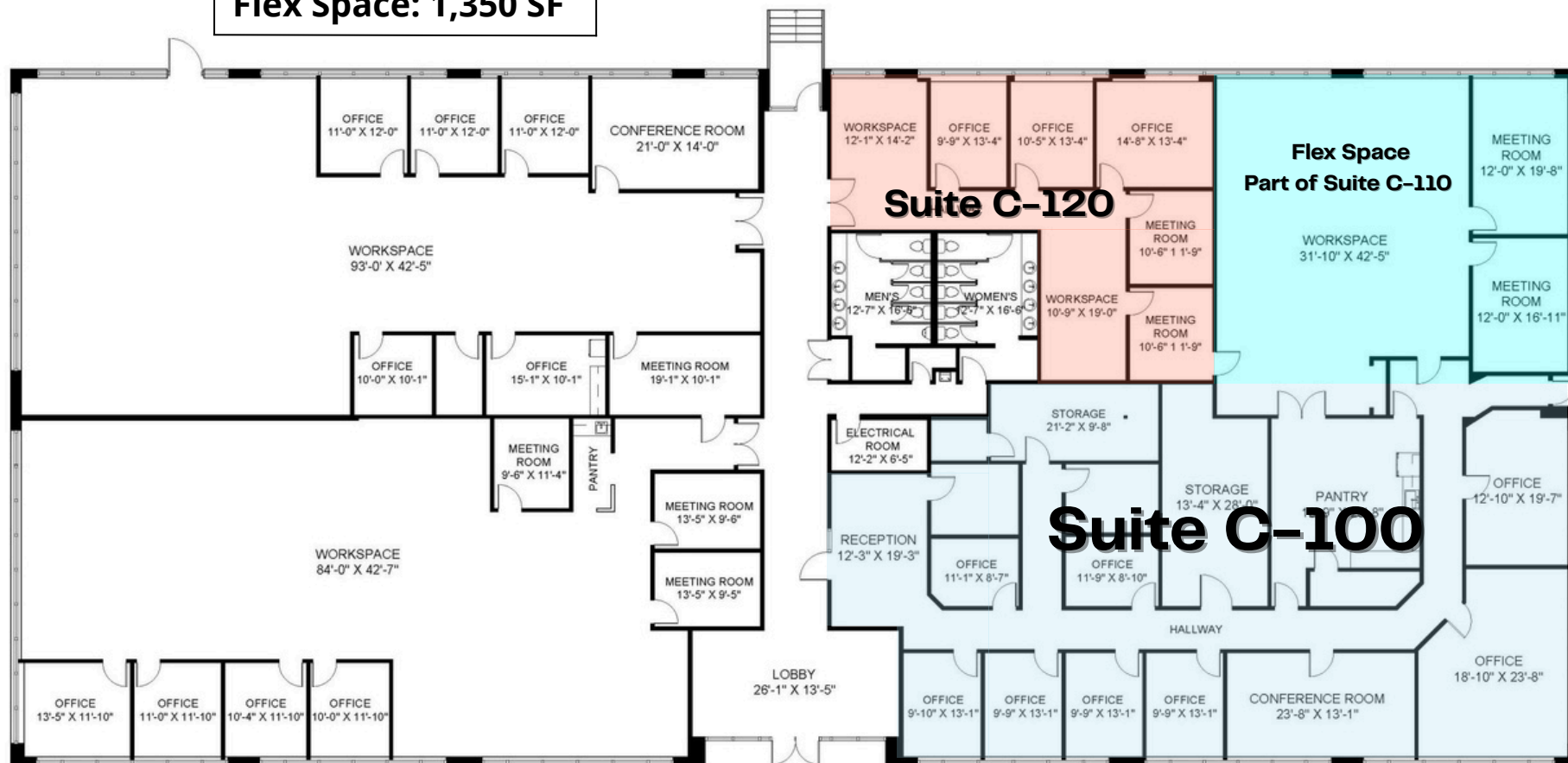
Floor Plans

GROSS INTERNAL AREA	
FLOOR 1	17,228 sqft.
TOTAL AREA	17,228 sqft.

Suite C-120: 884 SF

Suite C-100: 4,566 SF

Flex Space: 1,350 SF



FLOOR 1

**3D MATTERPORT TOUR
LINK**



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Location Overview



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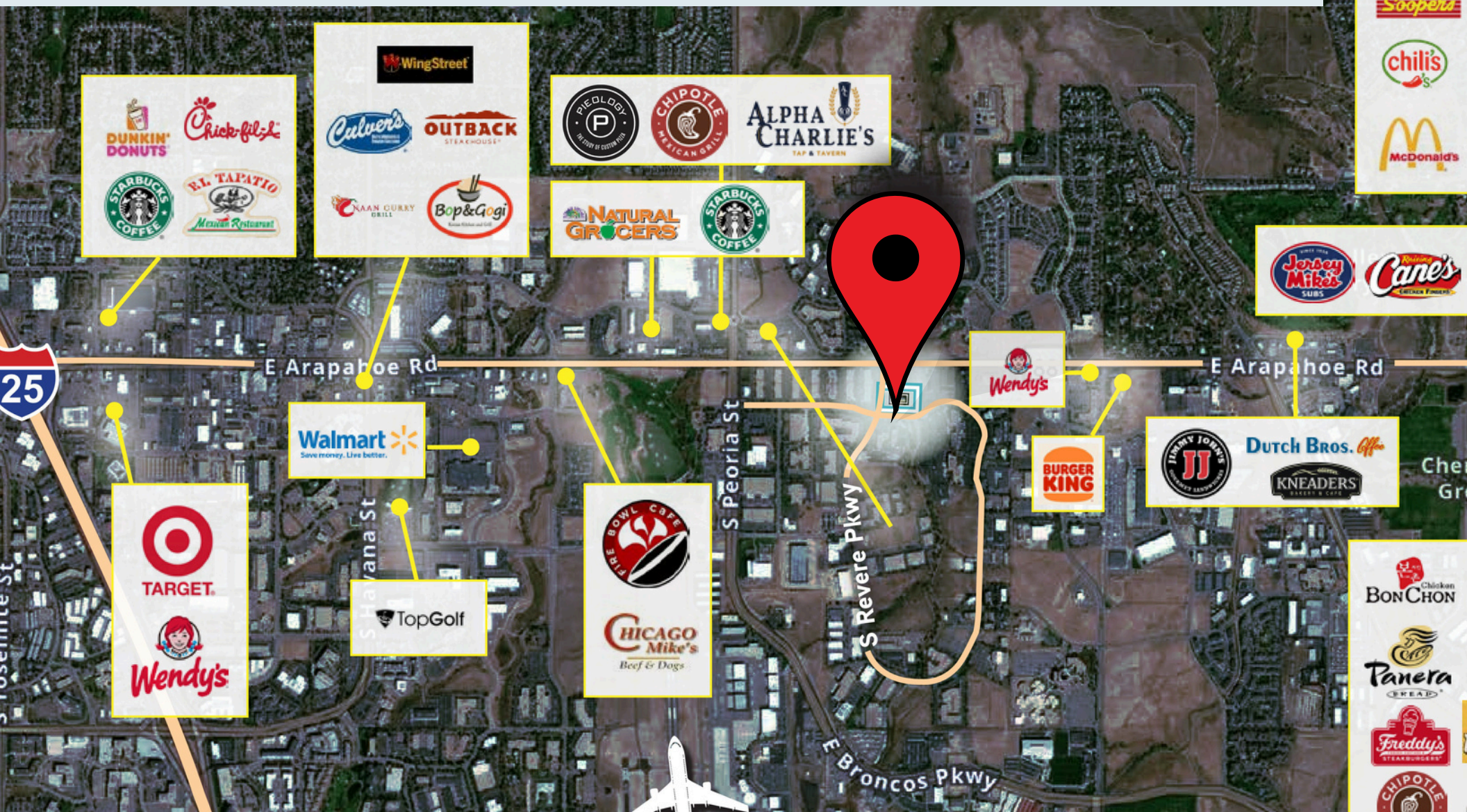
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FANTASTIC RESTAURANTS AND RETAIL NEARBY



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Disclosures & Confidentiality Agreement

PMG Realty LLC (PMG) has been engaged by the Owner to openly represent them on the leasing of the Property known as 6766 S Revere Pky Centennial, CO 80112 ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to PMG.

By accepting the Marketing Information, Recipient agrees that he or she will hold and treat any and all marketing information in absolute confidence and not disclose the Marketing Information or any of the contents to any other individual or entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of non-disclosure or confidentiality) without the prior written authorization of the Owner or of PMG and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. Any and all marketing information and contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Marketing Information, Recipient further agrees that all business details, property information, financials, and any other information received in written form will be returned if the transaction is not successful in closing.

The recipient further agrees that this confidentiality agreement shall survive the successful completion or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns. The recipient agrees to save and hold harmless PMG, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Ownership completely reserves the right to withdraw this property from the market or to change, update, or modify the terms of these materials at any time. The Owner reserves the right to accept or reject any and all offers, and further reserves the right to remove the property from the market at any time, including full price offers.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While PMG does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. Taxes and all other factors should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a separate and independent investigation of the property to determine the suitability of the property and the quality of its tenancy for your own personal records and satisfaction.

The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to PMG only per separate agreement. PMG represents the owner and does not allow any sub agency to any other broker. PMG has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions.



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