

PLAYGROUND GARAGES OF CENTENNIAL



A secure, gated community of 62 individually-owned garage condos



Playground Garages are Ideal for

- Storing your vehicles – RV's, boat's, or toys
- Mancaves that you can customize with a mezzanine or restroom
- Creating a workshop or hobby space
- Running a small business



Pricing & Pre-Construction Savings

- Save up to 10% with an early reservation
- Current pricing is \$206k-\$528k per unit
- No land lease (you own your unit & the land)



Location

7020 S Kenton St
Centennial, CO 80112
Close to I-25 and the
Arapahoe Road retail
corridor



Timeline

Breaking ground:
Late 2026
Move-In Ready:
Fall 2027



What Sets Playground Garages Apart

Professionally designed & thoughtfully planned

Wide drive aisles, clean site layout, and easy access throughout the community

Low-traffic, owner-focused environment

No daily foot traffic—just owners coming and going, keeping things quiet and secure

Strong ownership community

A network of like-minded owners who take pride in their spaces and the property



How to Reserve Your Unit



Pick your preferred unit



Sign a short reservation form



Submit \$1,000 fully refundable deposit

Contact

- Lance Somerville
- lance@playgroundgarages.com
- 720.954.1414
- www.centennialgarages.com

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7020 S Kenton St, Centennial, CO 80112

HOA fees estimated to be \$90/month

While the Playground Garages of Centennial association budget has yet to be created, it's anticipated that the monthly fee for a facility this size will be around \$90 per unit. This fee covers expenses including common area structural and liability insurance, trash removal, landscaping, annual fire and roof inspections, snow removal, water, and common electric.















Individually metered for electricity

All Playground Garages of Centennial units will be metered separately. During non-heating months, most owners can expect a +/- \$16/month invoice, which is typically the minimum cost for service. For the months requiring heat, most unit owners can anticipate about a \$50/month bill, providing they manage their power usage.













Commercial property tax rates vary

Throughout Colorado, all garage condo units are taxed at a commercial property rate, as opposed to a significantly lower residential amount. Typically, unit owners can expect an annual invoice of \$3,500 to over \$8,000, depending on the unit size, cost and how units are assessed

Playground Garages Flex Unit Amenities

-  14'tall, 14'-20' wide overhead doors
-  Utility sink with hot water
-  150A Electrical Service
-  18' - 24' high Ceilings
-  35' - 60' unit depth
-  18' - 32' Unit width
-  Interior LED lighting
-  Plumbed for bathroom
-  Insulated walls, doors, and ceiling
-  Individual unit heaters with thermostats
-  3' pedestrian walk door
-  Dedicated RV outlet
-  Fire sprinklers and alarm system
-  Internet ready
-  Mezzanine ready
-  Ample electrical outlets





Playground Garages Common Amenities

-  24/7 unlimited access Clubhouse
-  for owner use Secured ADA
-  approved restrooms Wide paved
-  drive aisles
-  Security fencing
-  Automated access gates
-  Potable water
-  Fire sprinklers and alarms
-  Trash/Recycle receptacles
-  Security cameras
-  Exterior hose bibs
-  RV dump

*Amenities may be subject to change



Reserve your space today!

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Units	Dimensions	Sq. Ft.	Price	Status
A01	20 x 50	1000	\$340,000	Available
A02	24 x 60	1440	\$468,000	Available
A03	22 x 60	1320	\$436,600	Available
A04	24 x 60	1440	\$468,000	Available
A05	24 x 60	1440	\$468,000	Available
A06	22 x 60	1320	\$435,600	Available
A07	20 x 50	1000	\$340,000	Available
A08	22 x 50	1100	\$368,500	Reserved
A09	24 x 40	960	\$326,400	Available
A10	24 x 40	960	\$326,400	Available
A11	22 x 40	880	\$303,600	Available
A12	20 x 40	800	\$280,000	Available
A13	24 x 40	960	\$326,400	Available
A14	24 x 40	960	\$326,400	Available
A15	22 x 40	880	\$303,600	Available
A16	20 x 40	800	\$280,000	Available
A17	22 x 40	880	\$303,600	Available
A18	28 x 40	1120	\$375,200	Available
B01	24 x 45	1080	\$361,800	Model
B02	24 x 45	1080	\$361,800	Available
B03	20 x 45	900	\$310,500	Available
B04	22 x 45	990	\$336,600	Available
B05	24 x 45	1080	\$361,800	Available
B06	24 x 45	1080	\$361,800	Available
B07	22 x 45	990	\$336,600	Available
B08	28 x 45	1260	\$415,800	Available
B09	20 x 45	900	\$310,500	Available
B10	22 x 45	990	\$336,600	Available
B11	26 x 45	1170	\$391,950	Available
B12	28 x 45	1260	\$415,800	Available
B13	24 x 50	1200	\$396,000	Available
B14	24 x 50	1200	\$396,000	Available
B15	20 x 50	1000	\$340,000	Available
B16	22 x 50	1100	\$338,500	Available
B17	24 x 50	1200	\$396,000	Available
B18	24 x 50	1200	\$396,000	Available
B19	22 x 50	1100	\$368,500	Available
B20	24 x 50	1200	\$396,000	Available
B21	20 x 50	1000	\$340,000	Available
B22	24 x 50	1100	\$338,500	Available
B23	26 x 50	1300	\$422,500	Available
C01	24 x 45	1080	\$361,800	Available
C02	24 x 45	1080	\$361,800	Available
C03	24 x 45	1080	\$361,800	Available
C04	24 x 45	1080	\$361,000	Available
C05	26 x 45	1170	\$391,950	Available
C06	24 x 45	1080	\$361,800	Available
C07	24 x 45	1080	\$361,800	Available
C08	25 x 45	1125	\$376,875	Available
C09	N/A	1900	\$598,500	Available
C10	N/A	2000	\$630,000	Available
C11	24 x 45	1080	\$361,800	Available
C12	20 x 45	900	\$310,500	Reserved
C13	22 x 50	1100	\$368,500	Available
C14	22 x 50	1100	\$368,500	Available
C15	24 x 55	1320	\$435,600	Available
C16	24 x 55	1320	\$435,600	Available
C17	22 x 55	1210	\$399,300	Available
C18	20 x 55	1100	\$368,500	Available
C19	22 x 50	1100	\$368,500	Available
C20	24 x 45	1080	\$356,400	Available
C21	22 x 45	990	\$326,700	Available

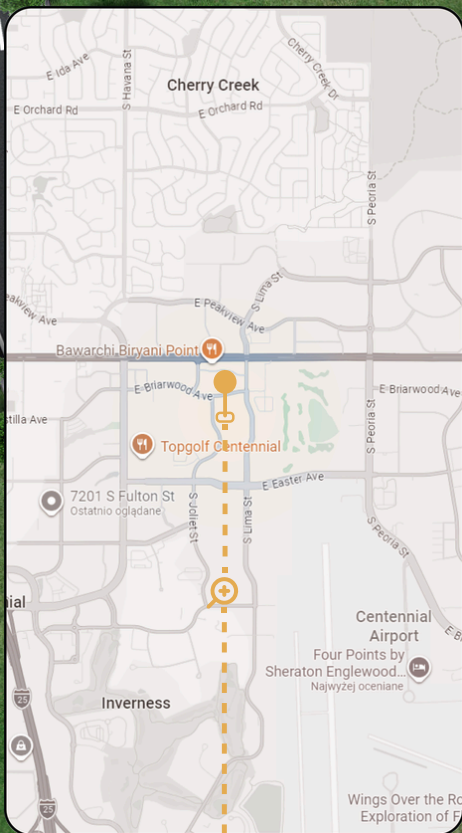
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Location & Garages



- Model Unit
- Reserved Unit
- Under Contract