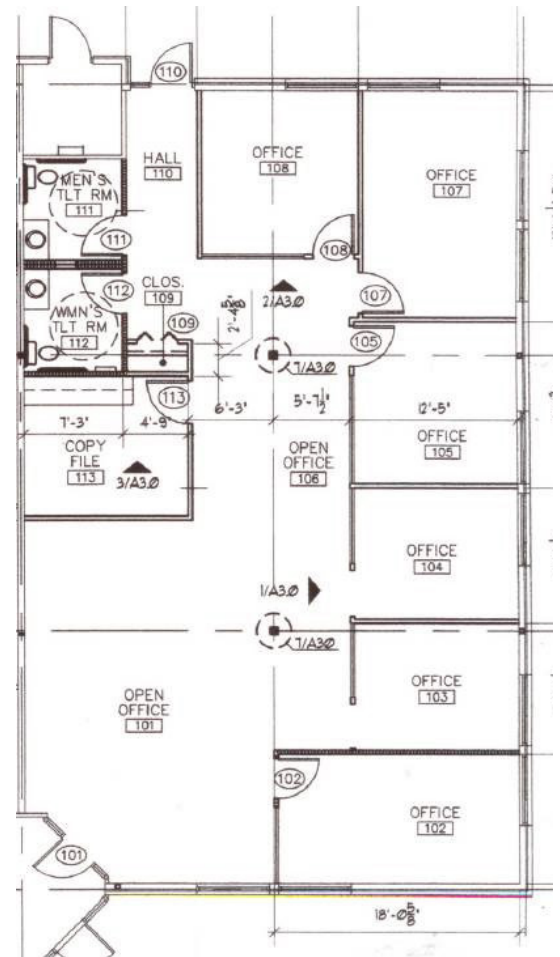


**35 MINUTES FROM DIA
22 MINUTES FROM DOWNTOWN DENVER**



Office Space in Centennial

Site for one of Colorado's fastest expanding credit unions is looking for co-tenancy in this highly visible building at East Arapahoe and Briarwood, just one mile from I-25 exit. Caters to over 65,000 cars daily on East Arapahoe and over 60,000 people in a 3 mile ring. Strong incomes at an average of over \$123,000 (3 mile), and expanding population of over 50% (2010-2019) which is predicted to continue. Highly desirable trade area with few spaces that offer an office/retail presence. Private parking directly in front of space, potential signage on building or monument with visibility to Arapahoe. Five offices on glass, with large open entry area for cubes, conference room and small kitchen. Call broker today to discuss!



Property Features

Building Size	5,377 SF
Available SF	2,156 SF
Year of Construction	2001
Number of Floors	1
Parking	4.07 : 1,000 SF 23 Spaces

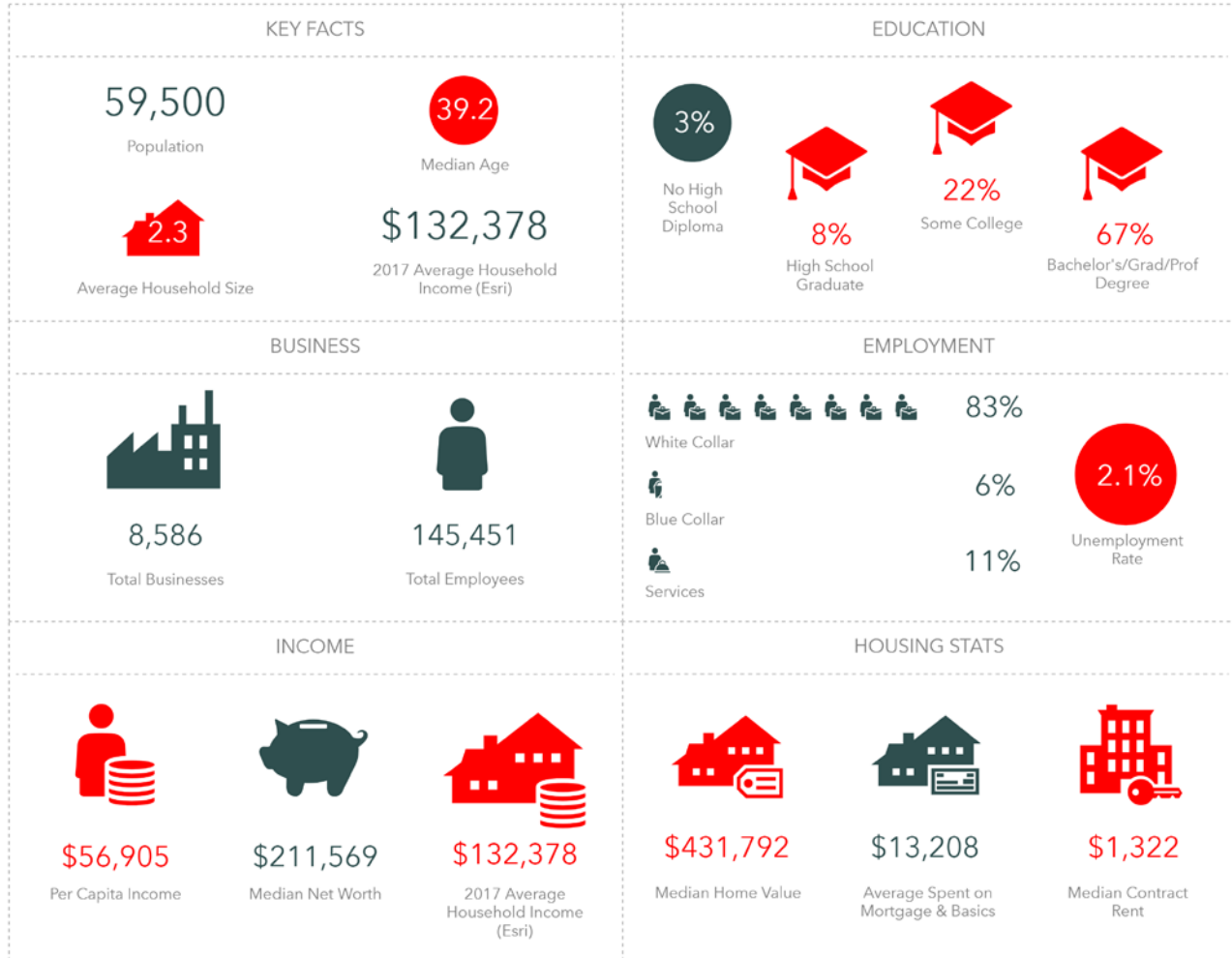
Demographics

Source, Esri 2019

	1 Mile	3 Miles
Population	7,996	59,500
Households	3,607	25,255
Median Age	34.9	39.2
Median HH Income	\$86,668	\$94,263
Average HH Income	\$120,366	\$132,378



3-Mile Radius Demographics at a Glance



Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

Percent of
1-Mile Population

Demographic Segment and Description

29.7%

Metro Renters Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. [Click here to learn more.](#)

24.0%

Young and Restless Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. [Click here to learn more.](#)

22.7%

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. [Click here to learn more.](#)

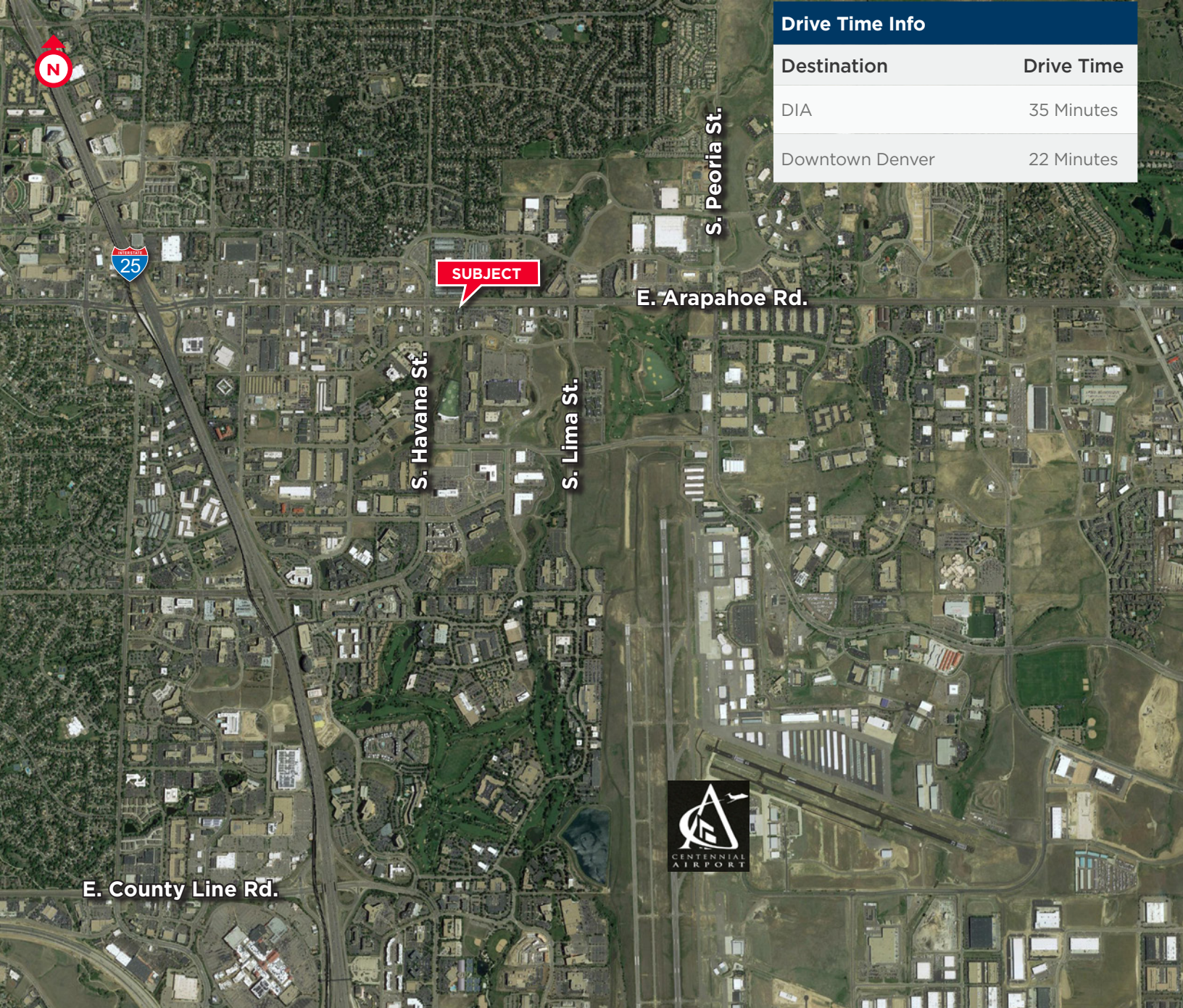
11.2%

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. [Click here to learn more.](#)

FOR LEASE

10637 East Briarwood Circle

Centennial, Colorado 80112



Drive Time Info

Destination	Drive Time
DIA	35 Minutes
Downtown Denver	22 Minutes

For more information, please contact:

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