

**\$10,000 BROKER BONUS FOR SALE CLOSING BEFORE SEPTEMBER 30, 2024!**

## STAND ALONE OFFICE BUILDING FOR SALE

PLUG AND PLAY OWNER-USER OPPORTUNITY  
EASILY DEMISED FOR MULTIPLE TENANTS

**6766**

**S. REVERE PARKWAY  
CENTENNIAL, CO 80112**

**NEW PRICING: \$2,900,000 ~~\$3,175,000~~**



Colliers is pleased to offer for sale 6766 S. Revere Parkway, a 17,584 SF stand alone office building ideally situated for an owner-user that would occupy all or a portion of the building. The building caters to all employees needs with its desired southeast location, access to major highways (2 miles to both I-25 & SH 83), abundant restaurants and retail along Arapahoe Rd, ample parking, and park-like atmosphere next to a greenbelt. The HVAC systems were replaced in 2021 and seller will provide a credit for a roof replacement. This move-in ready building offers well-designed space with great natural light and a loading dock and large man door to accommodate deliveries/storage.

UPGRADED LOBBY



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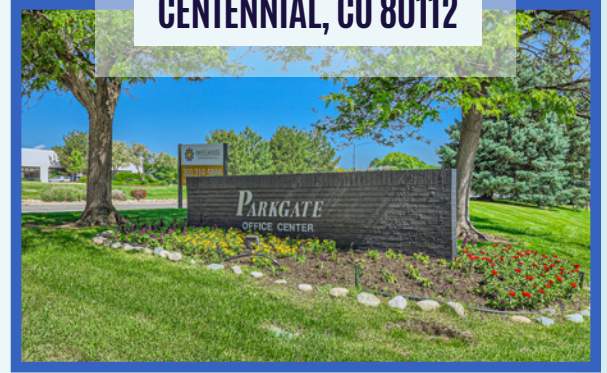
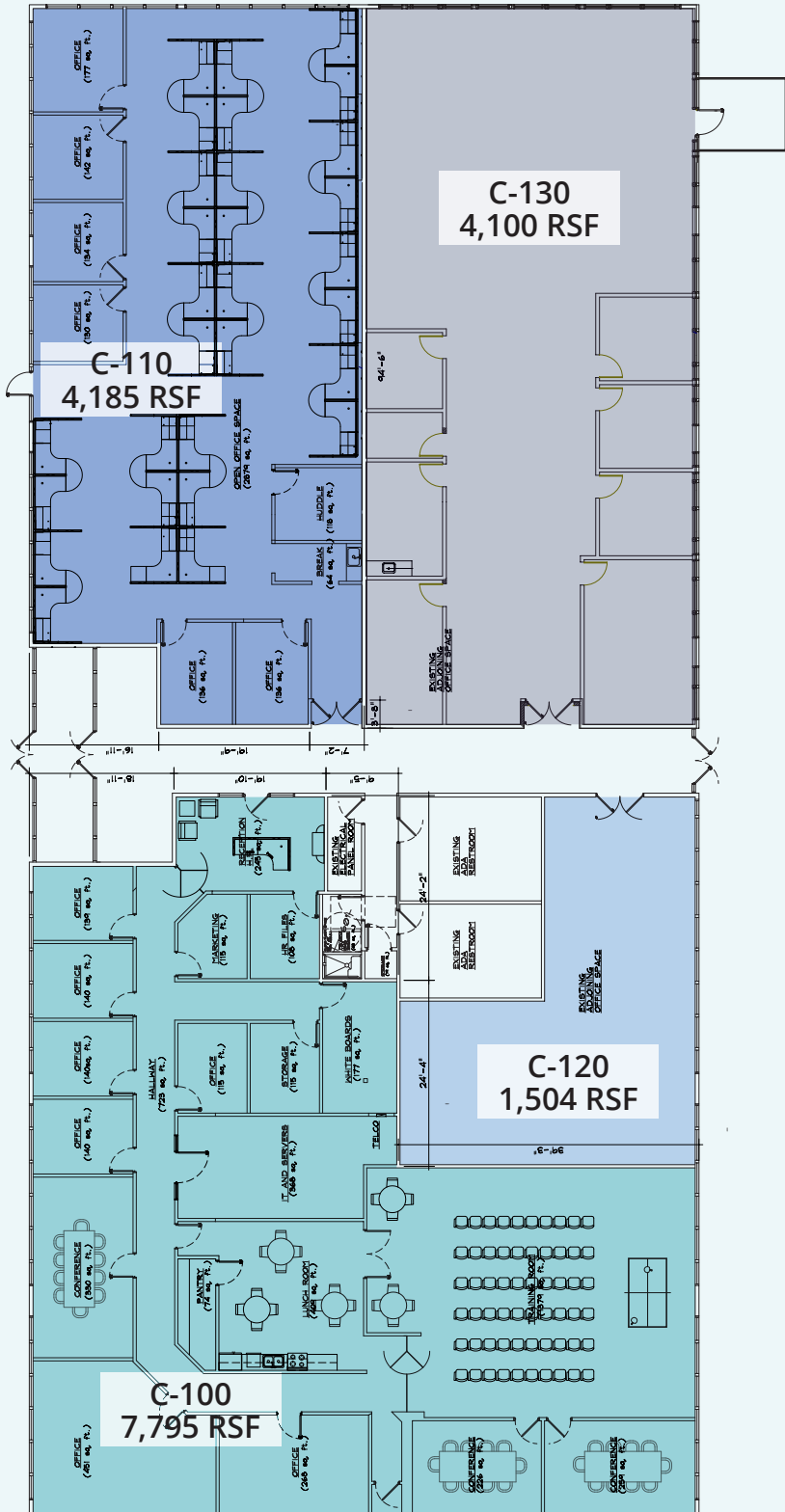


**EASILY DEMISED FOR MULTIPLE TENANTS**

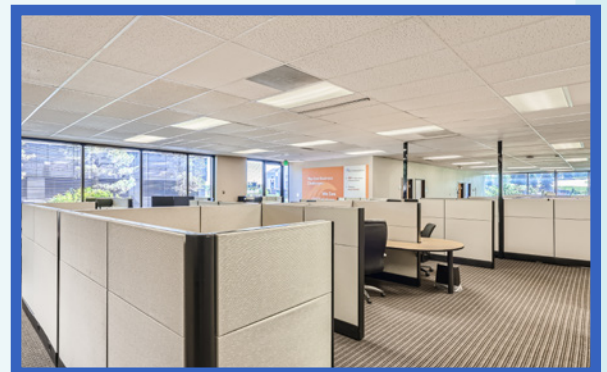
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**FLOORPLAN**



- **BUILDING SIZE:** 17,584 SF
- **PROPERTY:** 1.288 ACRES
- **YEAR BUILT:** 1984
- **ASSOCIATION DUES:** \$2,116.31 / MO.
- **PROPERTY TAXES:** \$51,735.56 (2023)



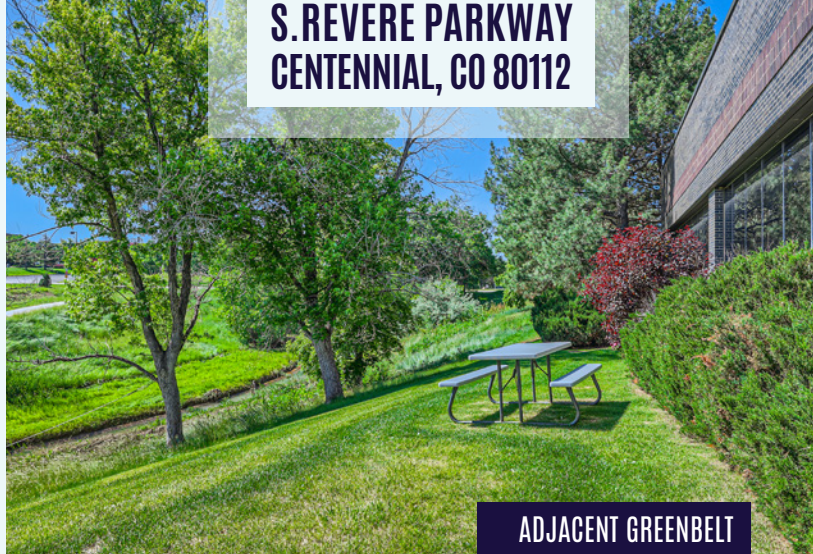
# ADJACENT TO GREENBELT | AMPLE PARKING

# 6766

S. REVERE PARKWAY  
CENTENNIAL, CO 80112



CONFERENCE ROOM



ADJACENT GREENBELT

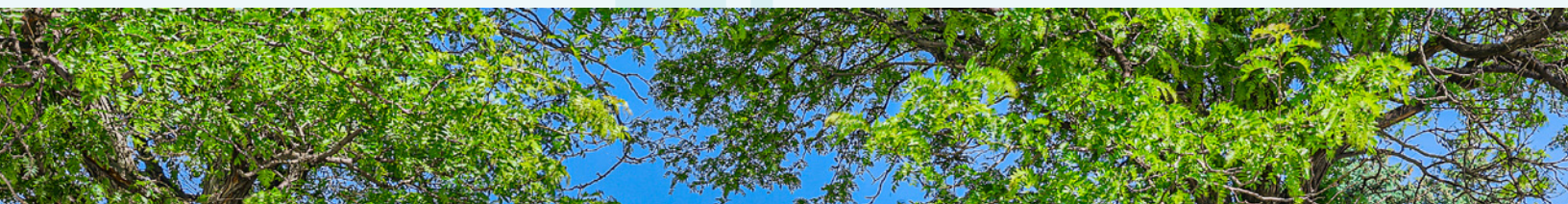


AMPLE NATURAL LIGHT

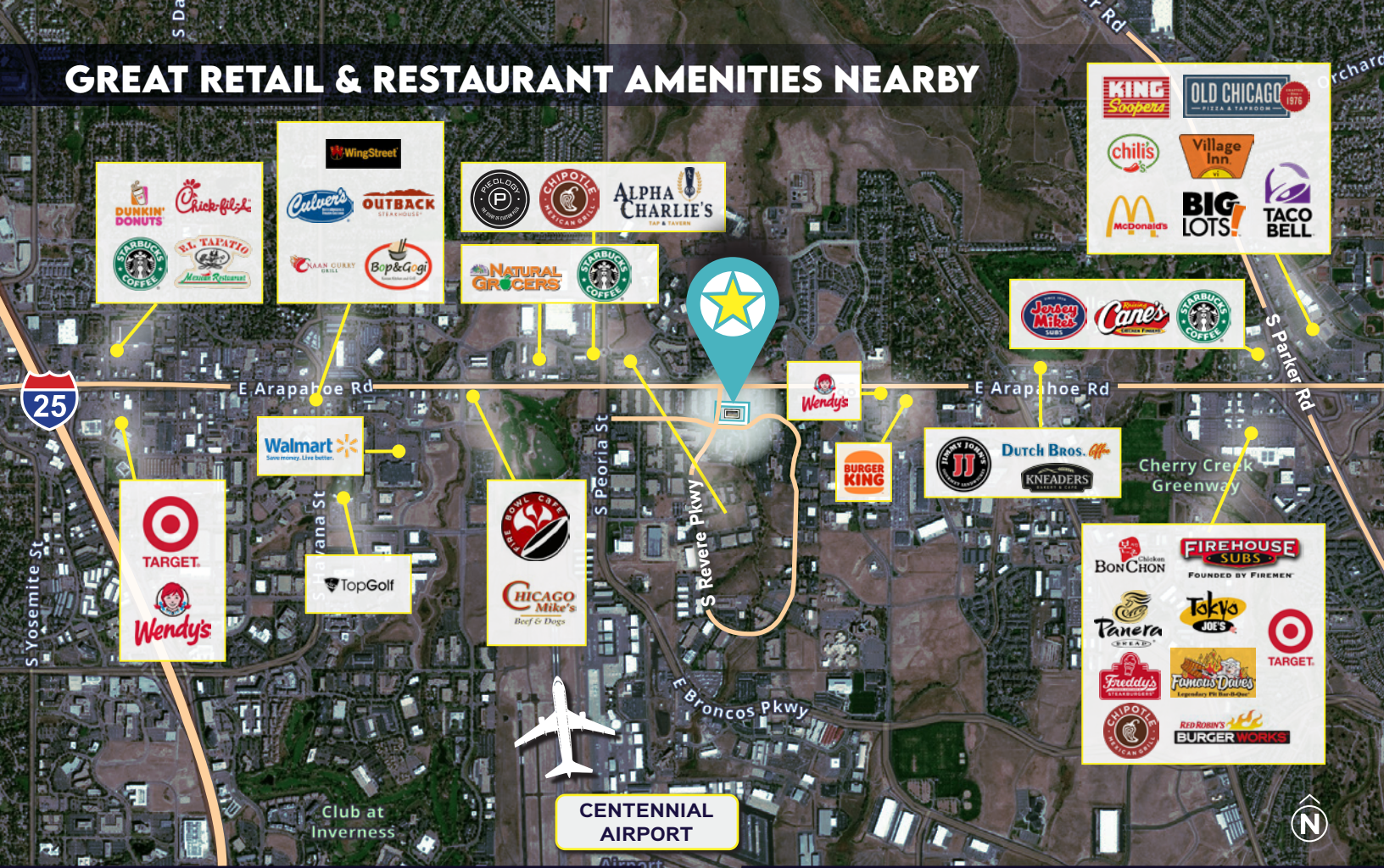
- Furniture and workstations negotiable
- Adjacent to greenbelt
- New HVAC systems and credit provide by Seller for roof replacement
- Professionally managed association for exterior common areas
- Demises efficiently for multiple tenants
- Ample parking
- Equidistant to I-25 and Parker Rd
- Great retail and restaurant amenities nearby
- Key card access system



LOADING DOCK



# GREAT RETAIL & RESTAURANT AMENITIES NEARBY



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