

ARAPAHOE CORPORATE PARK I

OFFICE/SHOWROOM/WAREHOUSE FOR LEASE



12503

E. EUCLID DR.
UNITS 6, 7, 40
CENTENNIAL, CO 80111



AVAILABILITY INFORMATION

| | |
|---------------|-------------------------|
| AVAILABLE: | Immediately |
| SIZE: | 13,558 SF |
| BASE RENT: | \$14.25/SF NNN |
| 2025 OP. EX.: | \$8.00/SF |
| MONTHLY RENT: | \$25,138.79 |
| LOADING: | One (1) Drive-In Door |
| CLEAR HEIGHT: | ±12'-13' in Warehouse |
| PARKING: | Free Uncovered, Surface |
| SPRINKLERED: | Fully |

HIGHLIGHTS

- Arapahoe Corporate Park features a professional business park atmosphere, excellent location, and is close to both DTC and Centennial Airport
- Serviced by RTD, Arapahoe Corporate Park also has easy highway access to both I-25 and C-470
- Abundant parking
- Walking distance to numerous nearby restaurants and retail amenities
- Showroom with visibility on Arapahoe Road



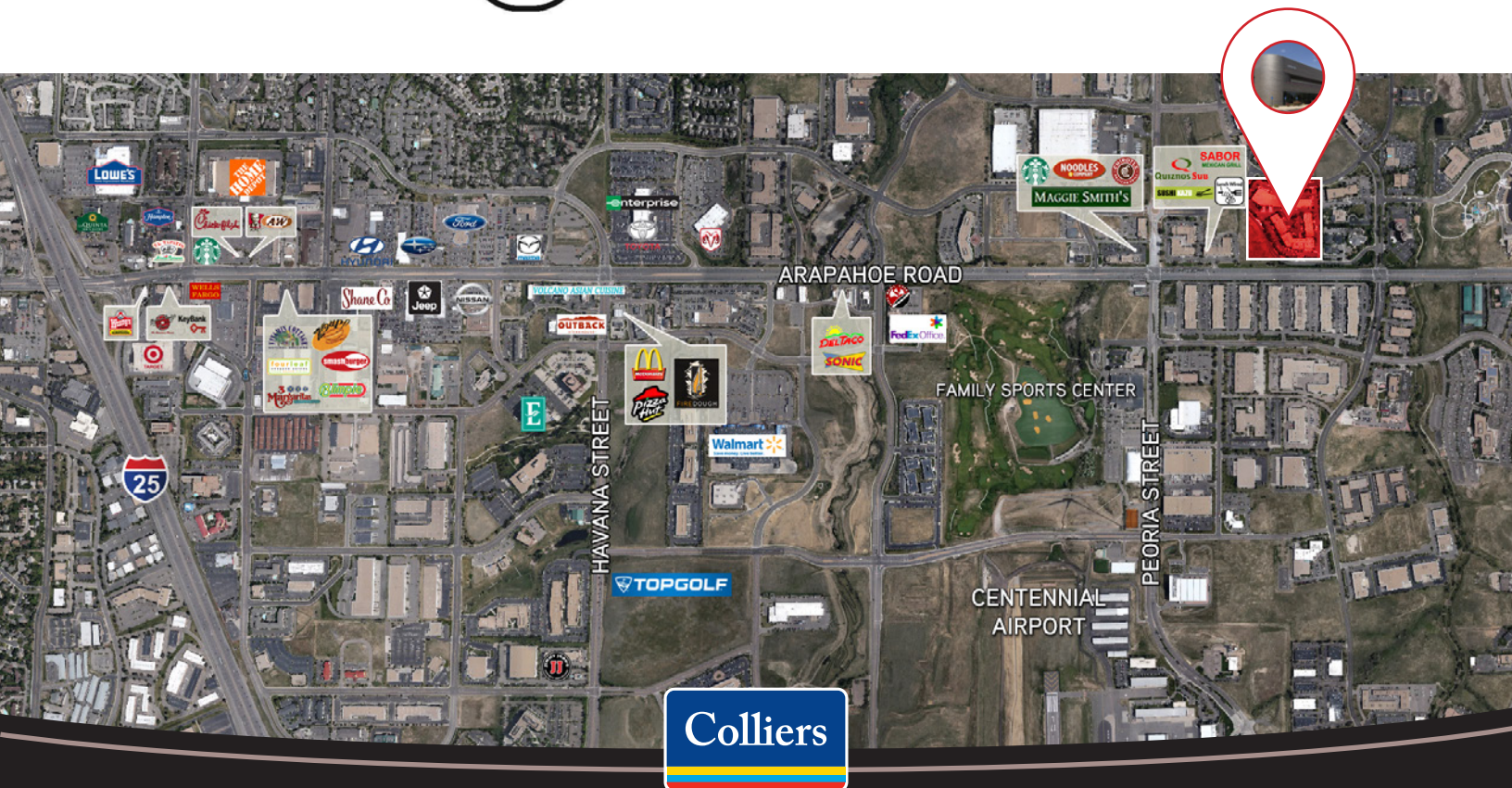
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SITE PLAN



Colliers

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