



HIGHLAND SQUARE

8100-8250 S. Akron Street
Centennial, Colorado

Flex/Office/Warehouse For Lease

PROPERTY HIGHLIGHTS:

- Excellent access from I-25 at County Line Road, Dry Creek Road and C-470
- High-image project within master-planned Highland Park development, just north of Park Meadows Mall
- Highly desirable location with established setting in well-maintained property
- County Line Road frontage with immediate proximity to numerous amenities including several restaurants, retail, hotels, banks, office and residential

For information, please contact:

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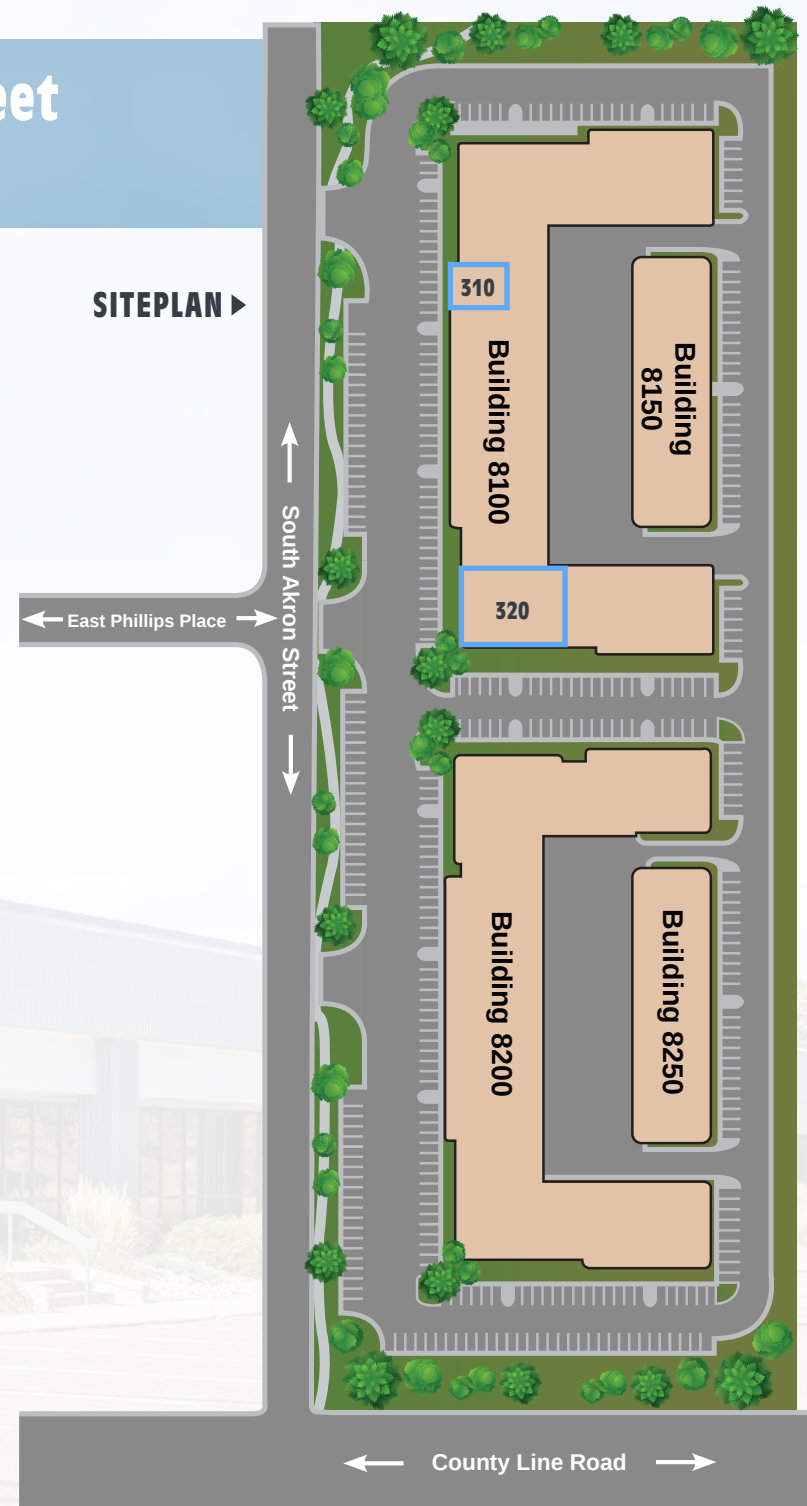
HIGHLAND SQUARE

8100-8250 South Akron Street
Centennial, CO

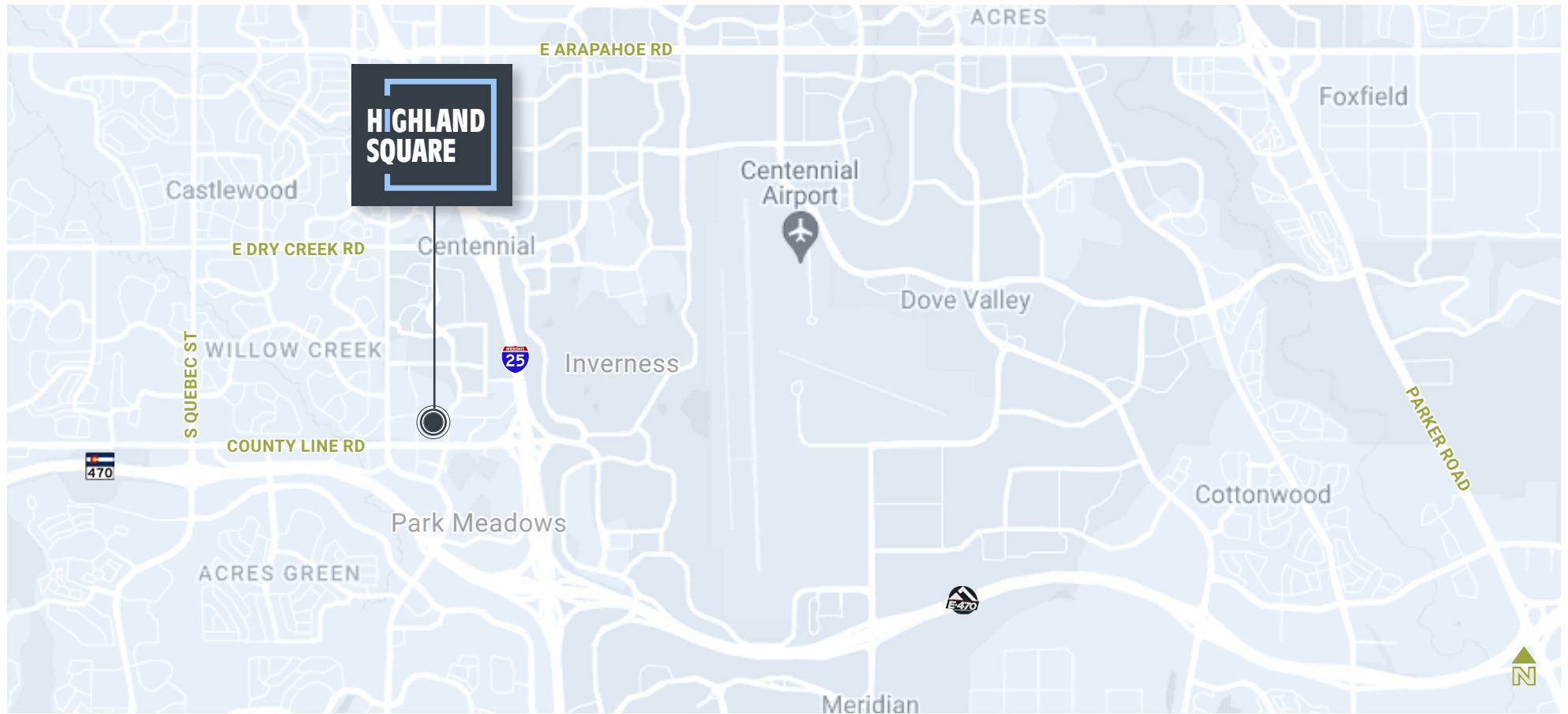
SITEPLAN ►

DETAILS

Project Size:	154,604 SF
Spaces Available:	Suite 310: 1,956 SF (100% office finish) No loading available  Suite 320: 6,337 SF (±70% office finish) Dock High loading 
Lease Rates:	\$14.95/SF NNN
Operating Expenses:	\$8.62/SF (2025 Estimate) includes taxes, insurance, CAM & HVAC maintenance, repairs and replacement
Loading:	Dock-high and Grade level loading
Clear Height:	± 12'
City/County	Centennial/Arapahoe
Zoning	BP75 (light industrial & office uses allowed)



MAP



PHOTOS





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