

ARAPAHOE

SERVICE CENTER

6555, 6665, 6675 S. Kenton Street | Centennial, Colorado



For Lease
Flex/Industrial

4,898 - 21,398 SF
3 Buildings

PROPERTY HIGHLIGHTS

This property boasts strong ownership, local management, and a prime location easily accessible at Arapahoe Road and Kenton Street in Southeast Denver. The project is thoughtfully designed, featuring easily accessible truck courts with dock-high and drive-in loading along with floor to ceiling windows in the office areas. Additionally, the availability of both building and monument signage offers ample opportunities for branding and visibility. The property offers flexible divisibility options to cater to varying tenant requirements.



AVAILABILITY

Suite	Size	Office %	Warehouse %	Loading
104	6,672 SF	50%	50%	Drive-In (being installed)
113	7,574 SF	40%	60%	2 Drive-In
304	9,556 SF	80% (will demo)	20%	1 Dock High
306	4,898 SF	50%	50%	1 Dock High
310	21,398 SF	50%	50%	5 Dock High

PROPERTY FEATURES

 4,898 - 21,398 SF
Available

 2.8:1,000 SF
Parking Ratio

 Subject to quote
Lease Rate

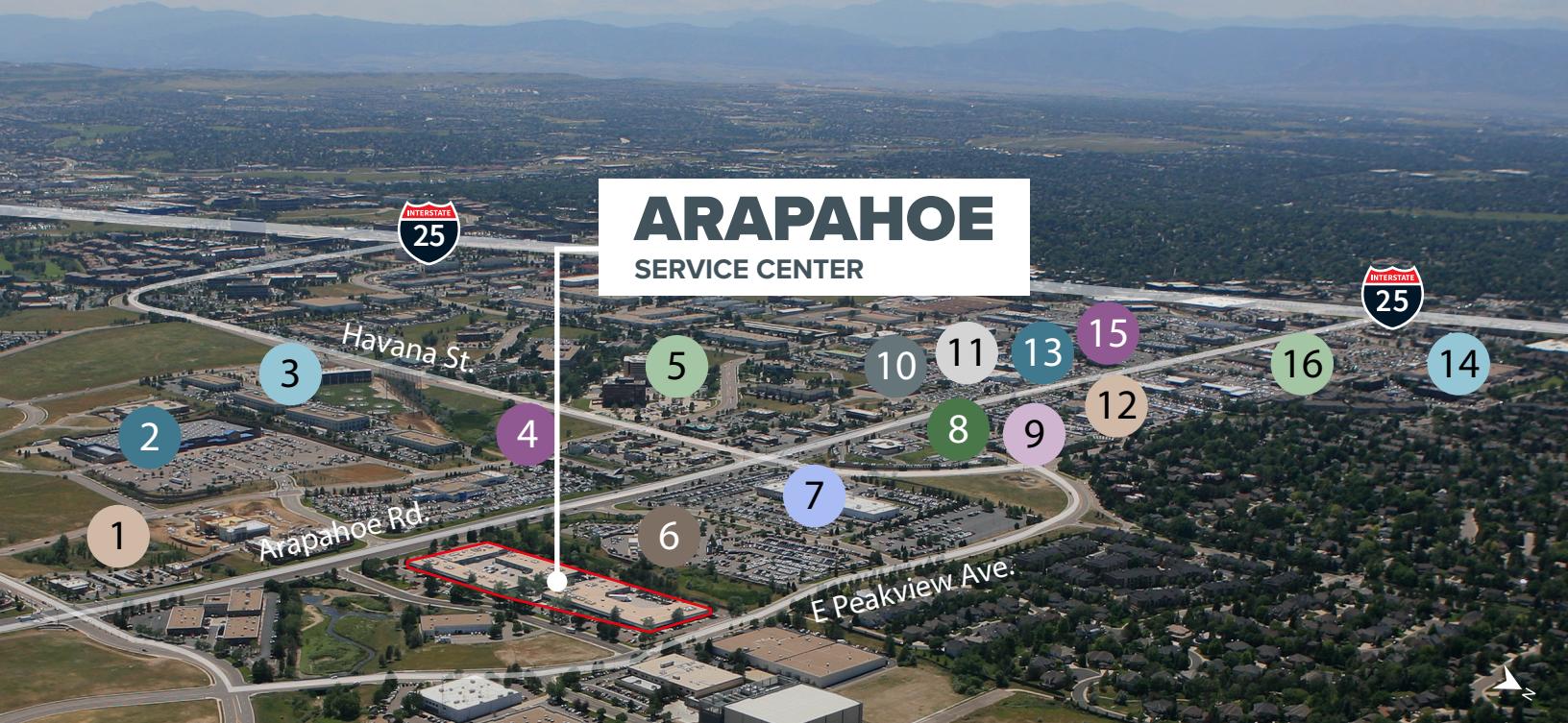
 1985
Year Built

 144,283 SF
Building Size

 Dock High and Drive In
Loading

 12'
Clear height

 \$7.04/SF (2025)
Operating Expenses



01. Chase

Sonic
Del Taco
Bawrchi Biryani Point
Bakers Inn
Vivi Pho

02. Walmart

03. TopGolf

04. Naan Curry
Bop & Gogi
McDonald's
Culver's
Dickey BBQ
Outback Steakhouse

05. Embassy Suites

06. AutoNation Dodge

07. AutoNation Toyota
08. Groove Mazda
09. Groove Ford

10. Larry H. Miller Nissan

11. AutoNation Chrysler Jeep

12. Arapahoe Kia / Hyundai
13. Fay Myers Motor Cycle World
14. Lowes Home Improvement
15. Peakview Brewing
Schlotzskys
Pollo Lima

16. The Home Depot

Surena Persian Café
Milkit
JDs Baitshop
ChickFila
Starbucks



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FOR MORE INFORMATION, PLEASE CONTACT:

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