

ARAPAHOE

SERVICE CENTER

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

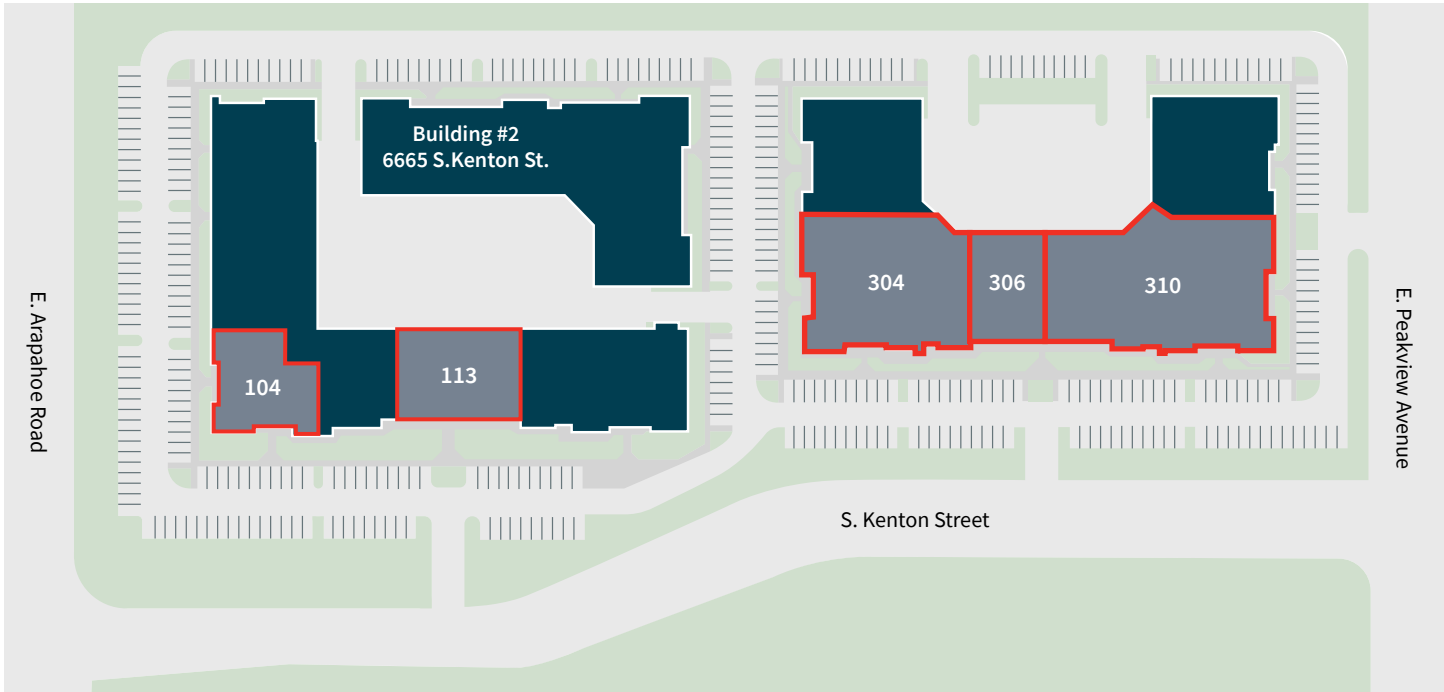


For Lease
Flex/Industrial

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



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- | | | |
|--|---|---|
| 01. Chase
Sonic
Del Taco
Bawrchi Biryani Point
Bakers Inn
Vivi Pho | 06. AutoNation Dodge
07. AutoNation Toyota
08. Groove Mazda
09. Groove Ford | 16. The Home Depot
Surena Persian Café
Milkit
JDs Baitshop
ChickFila
Starbucks |
| 02. Walmart | 10. Larry H. Miller Nissan | |
| 03. TopGolf | 11. AutoNation Chrysler Jeep | |
| 04. Naan Curry
Bop & Gogi
McDonald's
Culver's
Dickey BBQ
Outback Steakhouse | 12. Arapahoe Kia / Hyundai
13. Fay Myers Motor Cycle World
14. Lowes Home Improvement | |
| 05. Embassy Suites | 15. Peakview Brewing
Schlotzkys
Pollo Lima | |



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FOR MORE INFORMATION, PLEASE CONTACT:

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