

# ARAPAHOE

## SERVICE CENTER

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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



\$7.37/SF (2026)  
Operating Expenses



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## SERVICE CENTER

- 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  
Schlotzkys  
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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