

6649

S PARIS ST
CENTENNIAL, CO 80111

OFFICE FOR SUBLEASE

\$25.00/RSF FULL SERVICE

MAJOR PRICE REDUCTION!
\$25.00 FULL SERVICE NO NNN EXPENSES



6,324 RSF
FREESTANDING BUILDING



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EXECUTIVE VICE PRESIDENT

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PROPERTY HIGHLIGHTS

| | |
|---------------|---|
| Address | 6649 S Paris St Centennial, CO 80111 |
| Sublease Term | 12/31/2027* |
| | * Possible Lease Extension |
| Rental Rate | \$25.00 (Full Service) |
| Building Size | 6,324 SF |
| Lot Size | 25,265 SF (0.58 AC) |
| Parking | 27 Spaces (4.27/1000) |
| Year Built | 2009 |
| Zoning | CG |

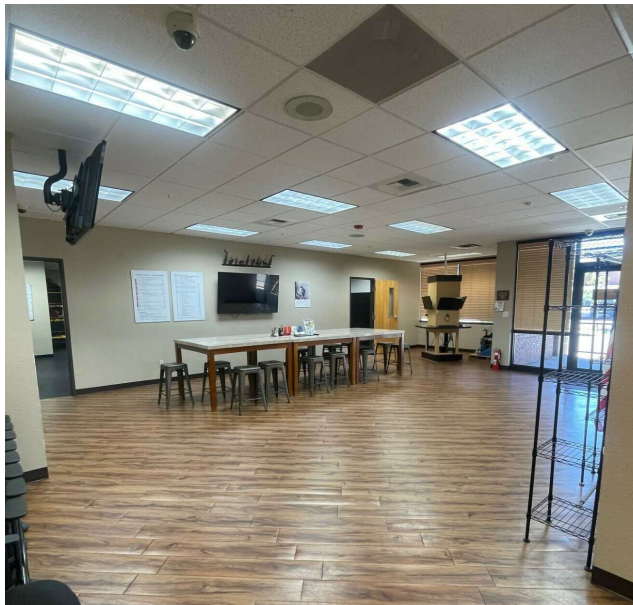
PROPERTY DESCRIPTION

Freestanding office sublease opportunity along the thriving Arapahoe Road corridor.

- No NNN Expenses!
- Hard to find freestanding office building
- Very strong daytime/ nighttime population
- Former shooting range
- Near Centennial Airport, City of Centennial, and the Arapahoe County Justice Center
- Next door to Starbucks, Holiday Inn, Natural Grocers, Mavericks Gas Station, and Top Golf
- Easy access/ short distance to I-25, Parker Road, and DTC



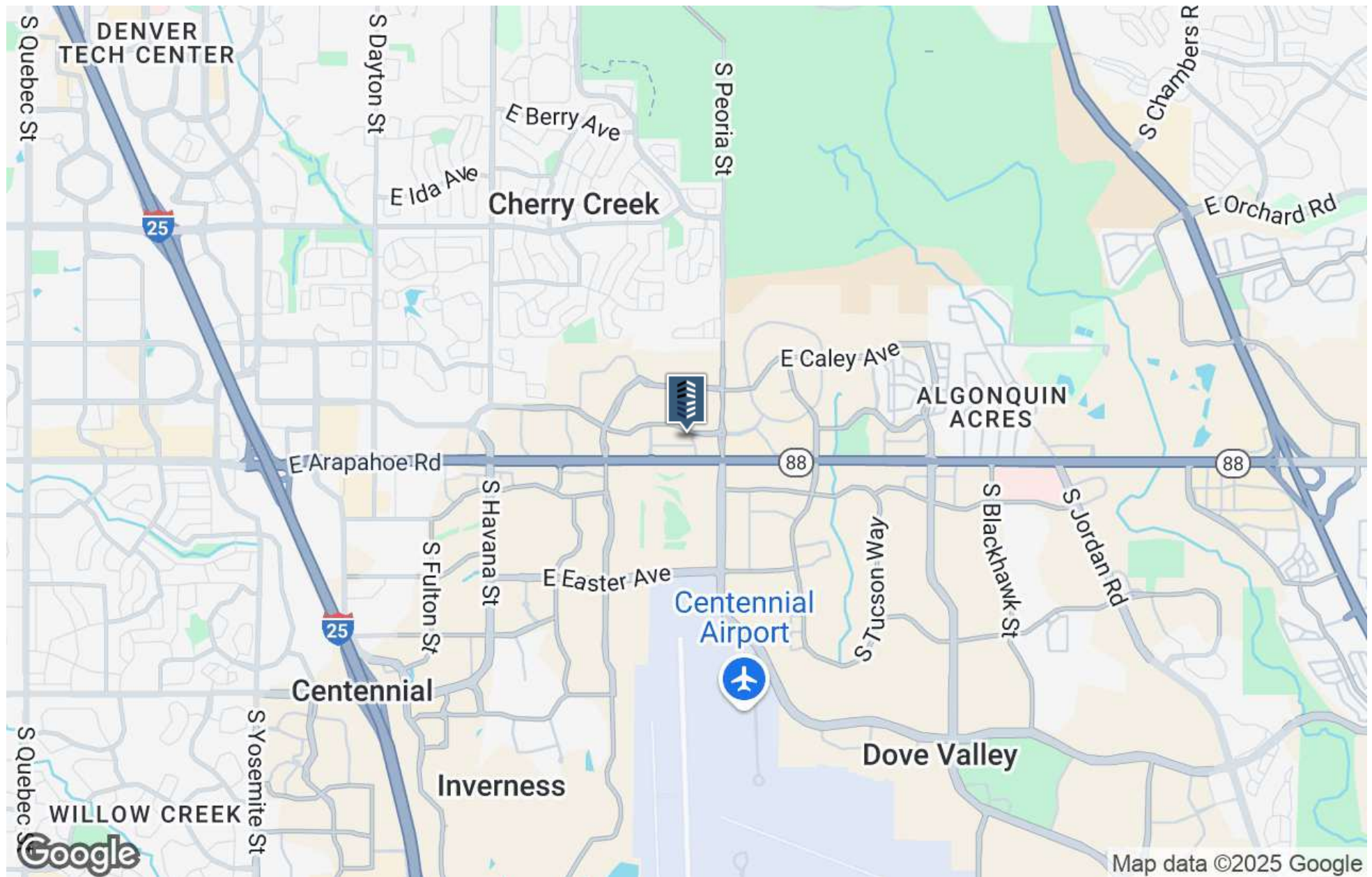
ADDITIONAL PHOTOS



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS & TRAFFIC COUNTS

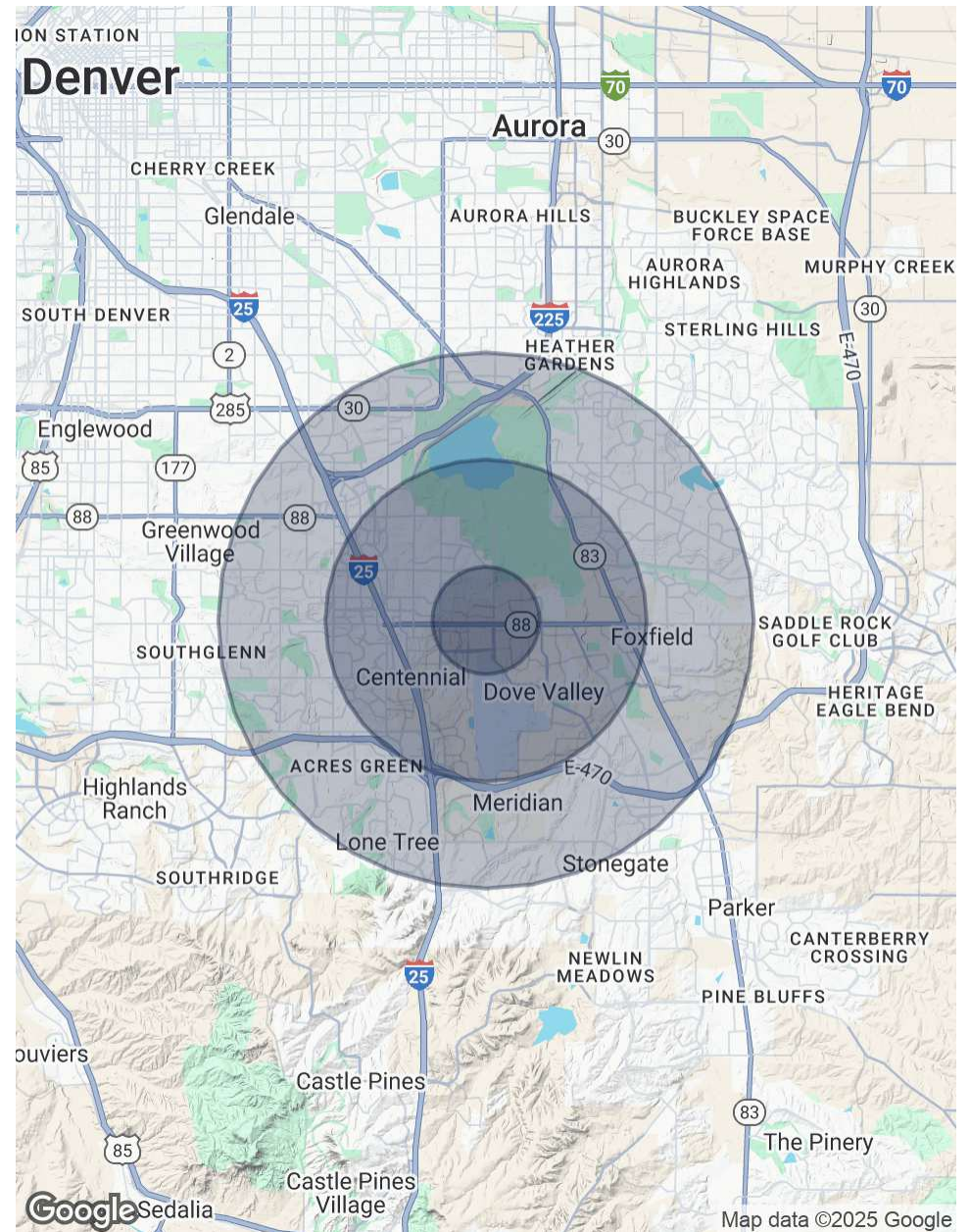
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,943 | 65,159 | 249,741 |
| Average Age | 39 | 40 | 40 |
| Average Age (Male) | 38 | 39 | 39 |
| Average Age (Female) | 39 | 40 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,768 | 26,667 | 101,750 |
| # of Persons per HH | 2.8 | 2.4 | 2.5 |
| Average HH Income | \$208,340 | \$161,356 | \$150,400 |
| Average House Value | \$928,844 | \$807,522 | \$713,314 |

Demographics data derived from AlphaMap

TRAFFIC COUNTS

| | |
|-------------------------------|------------|
| E Arapahoe Rd & S Paris St W | 69,948 VPD |
| E Arapahoe Rd & S Peoria St E | 60,177 VPD |





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