



www.ModernRECommercial.com

4251 Kipling Street, Suite 150  
Wheat Ridge, CO 80033

# OFFICE FOR SALE

12625 E Euclid Drive | Centennial CO 80111

## FOR SALE SELLER MOTIVATED



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# FOR SALE \$1,600,000

### Property Summary:

**Building Size** | 5,576 SF

**Year Built** | 2002

**Site Size** | .53 acres (23,087 SF)

**Stories** | One

**Parking** | Ample/Surface

**City/County** | Centennial

**Parcel ID** | 2075-24-3-23-001

**Signage** | Yes

**Layout** | Office Intensive

**Restrooms** | 2

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## Property Overview

- 12625 E. Euclid is a 5,576 sf office building that is move-in ready
- Fronts on E. Arapahoe Rd at S. Revere Pkwy (NWC)
- Great Identity and easy access off of E. Arapahoe RD
- Ideal for many uses to include Law Firm, Financial Services, Medical, General Office, and more
- Rare, small, free standing office building in Southeast market
- Seller Motivated Needs To Sell

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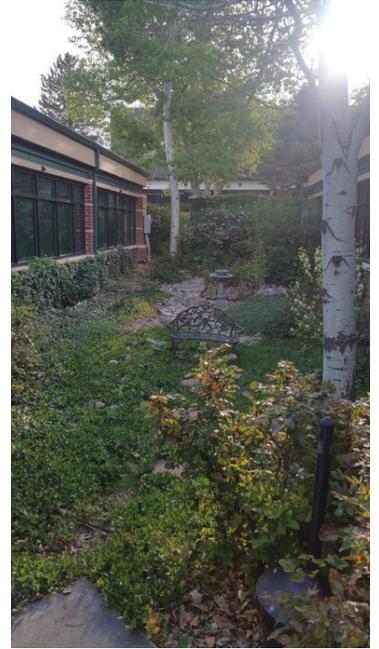
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