



Arapahoe Business Park II

7399 S Tucson Way, Centennial, CO 80112



Bart Poladsky

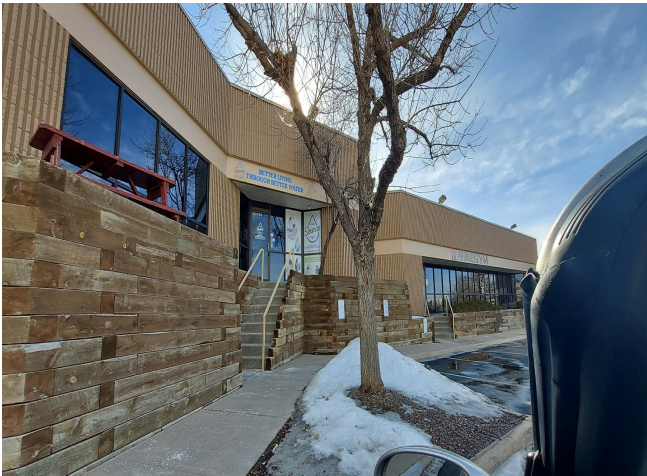
Realview Residential Holdings
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Arapahoe Business Park II

\$12.50 /SF/YR

Great Cenntennial Airport location. 3000-12000 SF available. 3-7 year NNN lease starting at \$12.50 SF plus CAM/REtaxes +- \$7.20 SF plus utilities...



Rental Rate:	\$12.50 /SF/YR
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area:	78,100 SF
Year Built:	1984
Rental Rate Mo:	\$1.04 /SF/MO

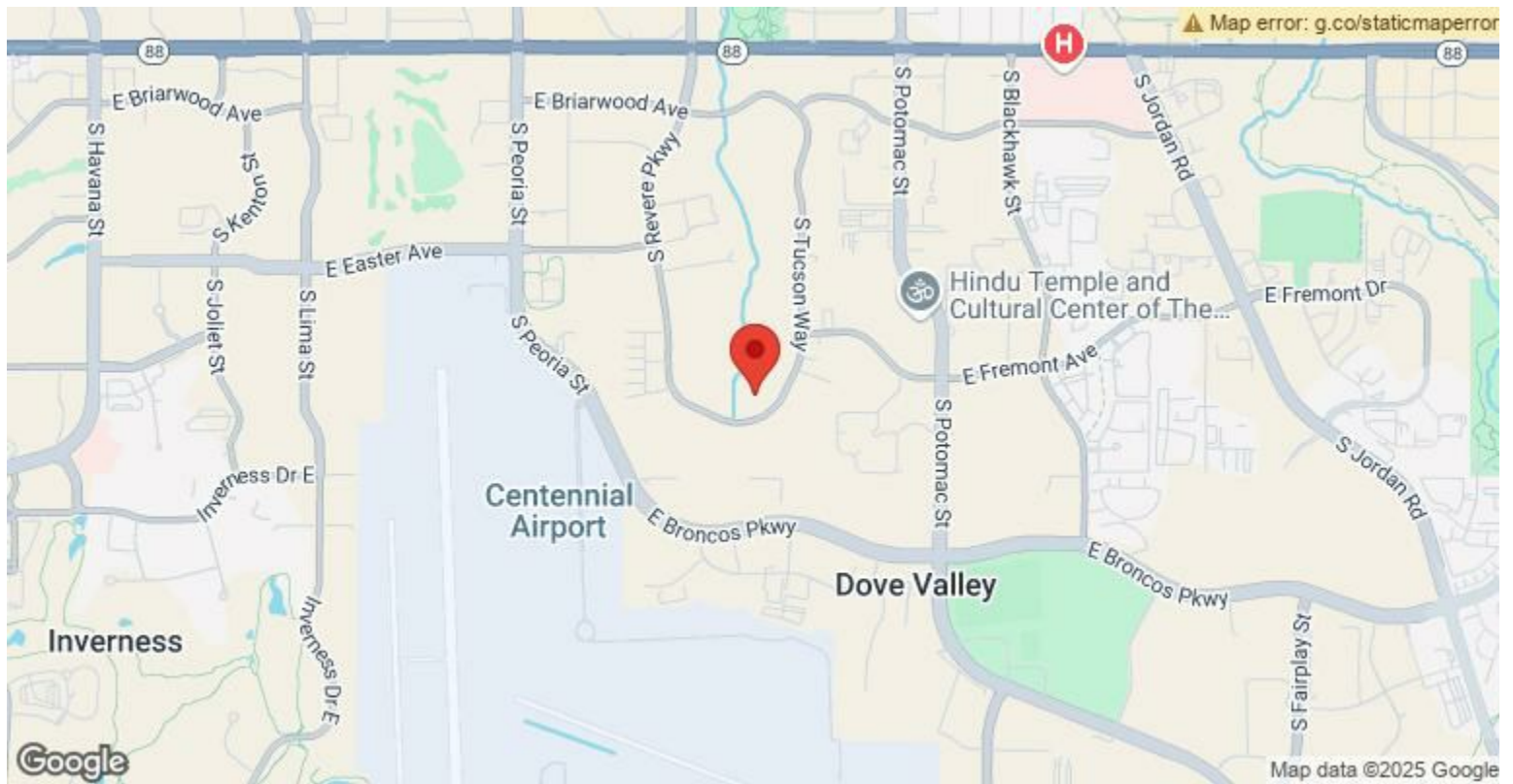
1st Floor Ste C5

Space Available	3,610 SF
Rental Rate	\$12.50 /SF/YR
Contiguous Area	8,367 SF
Date Available	May 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Can be combined with C6 for total of 8267 SF aproximately 50-50 warehouse-office. Each unit has a drive-in door.

1st Floor Ste C6

Space Available	4,757 SF
Rental Rate	\$12.50 /SF/YR
Contiguous Area	8,367 SF
Date Available	May 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable



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Great Centennial Airport location. 3000-12000 SF available. 3-7 year NNN lease starting at \$12.50 SF plus CAM/REtaxes +- \$7.20 SF plus utilities

Property Photos



Site plan of the proposed 100-unit apartment building at 1000 South Tucson Way. The plan shows a large, irregularly shaped building footprint with various rooms and corridors. Two rooms, C5 and C6, are highlighted in yellow. The building is surrounded by asphalt parking areas. Key dimensions and bearings are provided for the property boundaries and internal features. A curved boundary at the bottom is labeled 'SOUTH TUCSON WAY (60' ROW)'. A north arrow is located in the upper right corner.

Key dimensions and bearings:

- Top boundary: $S39^{\circ}53'27''W$ 148.54'
- Top boundary: $N65^{\circ}20'18''W$ 528.02'
- Bottom boundary: $S23^{\circ}02'34''$ 592.66'
- Bottom boundary: $S43^{\circ}49'43''$ 588.31'
- Bottom boundary: $L=450.03'$

Other labels include: DETENTION AREA, ASPHALT, C6, C5, C4, C3, C2, C1, B1- UPPER FLOOR, B2- LOWER FLOOR, and SOUTH TUCSON WAY (60' ROW).

[illegible]