



WATERPARK @ BRIARWOOD

Building I - 10731 E Easter Ave, Centennial, CO



FOR SALE OR LEASE

29,405 SF BUILDING, DIVISIBLE TO 12,776 SF

Sale Price: ± \$5,800,000 (± \$195/SF) or Lease Per Quote

nmrk.com

NEWMARK

BUILDING I - 10731 E EASTER AVE.



 WATERPARK
@ BRIARWOOD

Single-Story Class A Office/Flex | High Parking Ratio (5/1000 SF)
Proximity to I-25 | Drive-In and Dock-High Loading | Walkable Amenities

PROPERTY DETAILS

Sale Price:

±\$5,800,000 (\$195/SF)

TopGolf Parking Revenue:

Available

Lease Rate:

Per Quote

Total Building SF:

29,405 SF

Available Square Feet:

12,776 up to 29,405

Operating Expenses:

\$11.97/SF

(2024 includes tax, ins, CAM)

Office Finish:

95%, can demo or demise to suit

Parking:

5/1,000 SF surface

YOC:

2000

Ceiling Height:

10' drop ceiling, 16' clear possible with open ceiling design

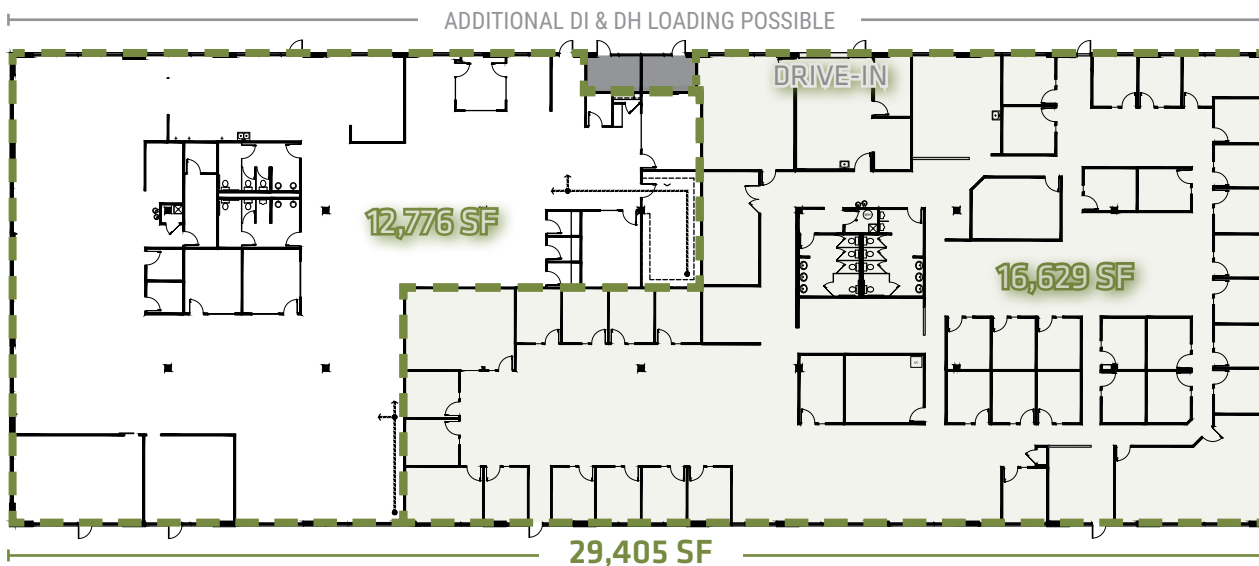
Loading:

DI: 1 (10' x 10'), additional can be provided

Dock high possible

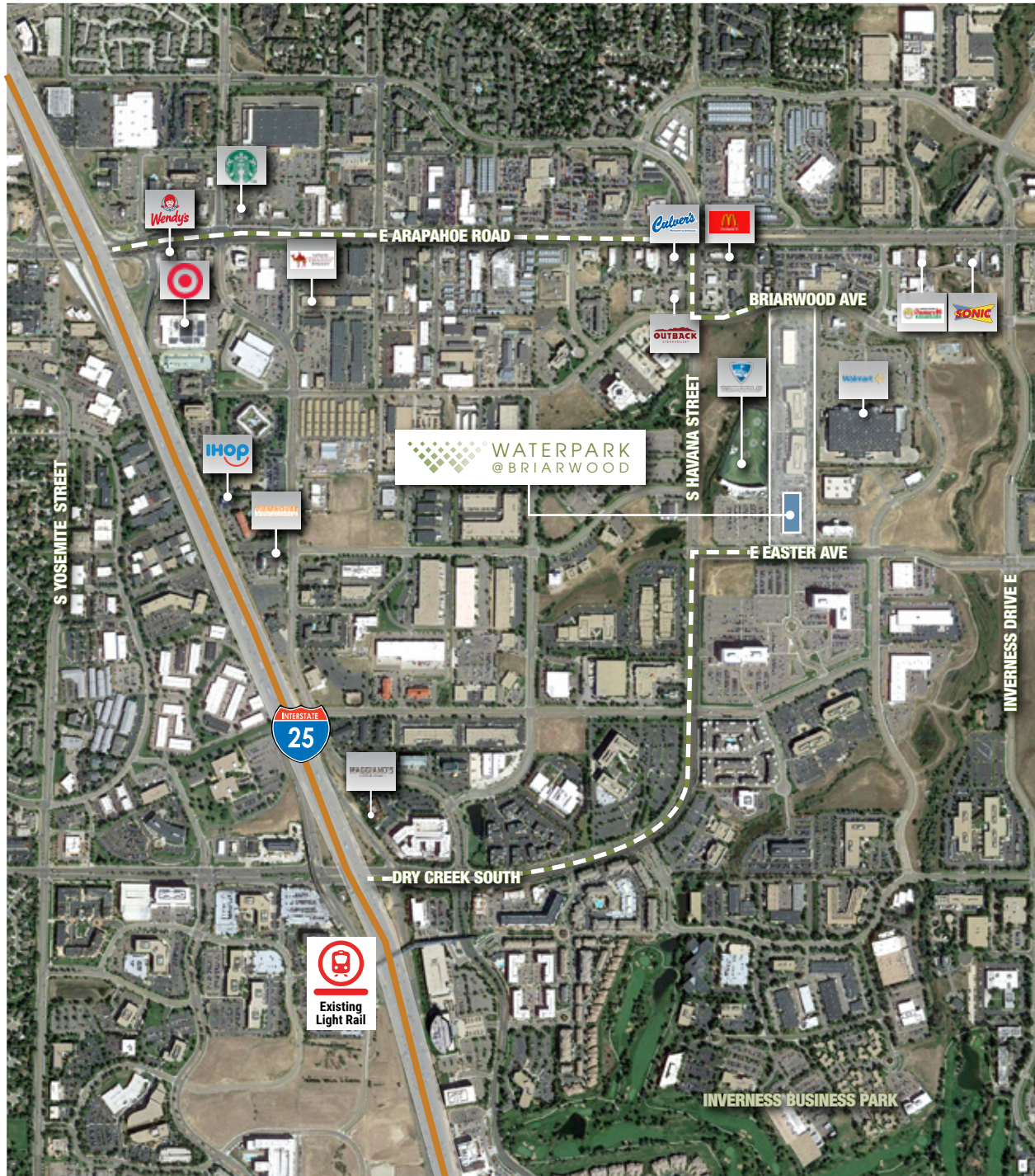
Power:

3-Phase, 480/277-Volt, 800 Amps

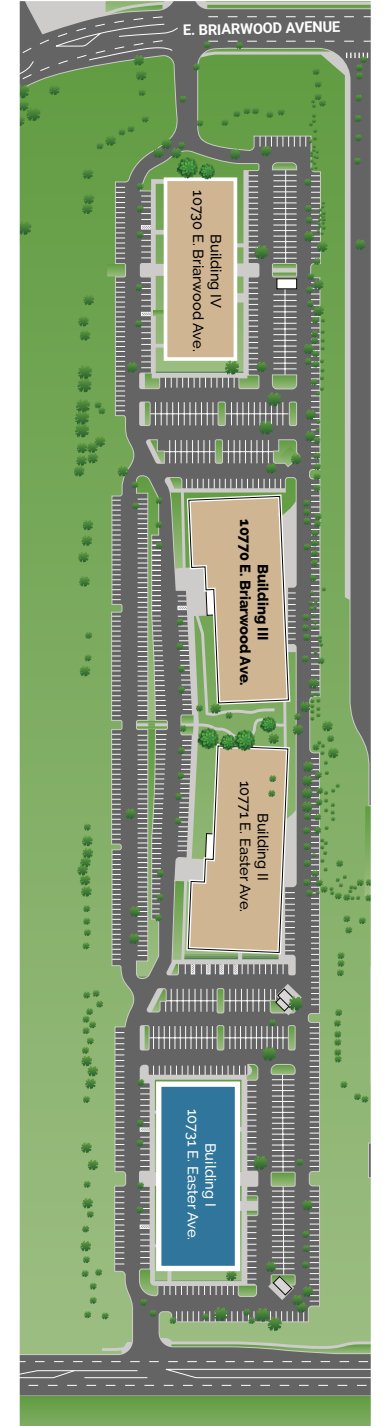


AMENITIES

- Mountain Views
- Easy access from I-25 at Dry Creek Road and Arapahoe Road
- Lightrail access & on-property Inverness shuttle
- Adjacent to Top Golf
- Five community shopping centers are located within three miles, containing major supermarkets and retailers
- Near Centennial Airport

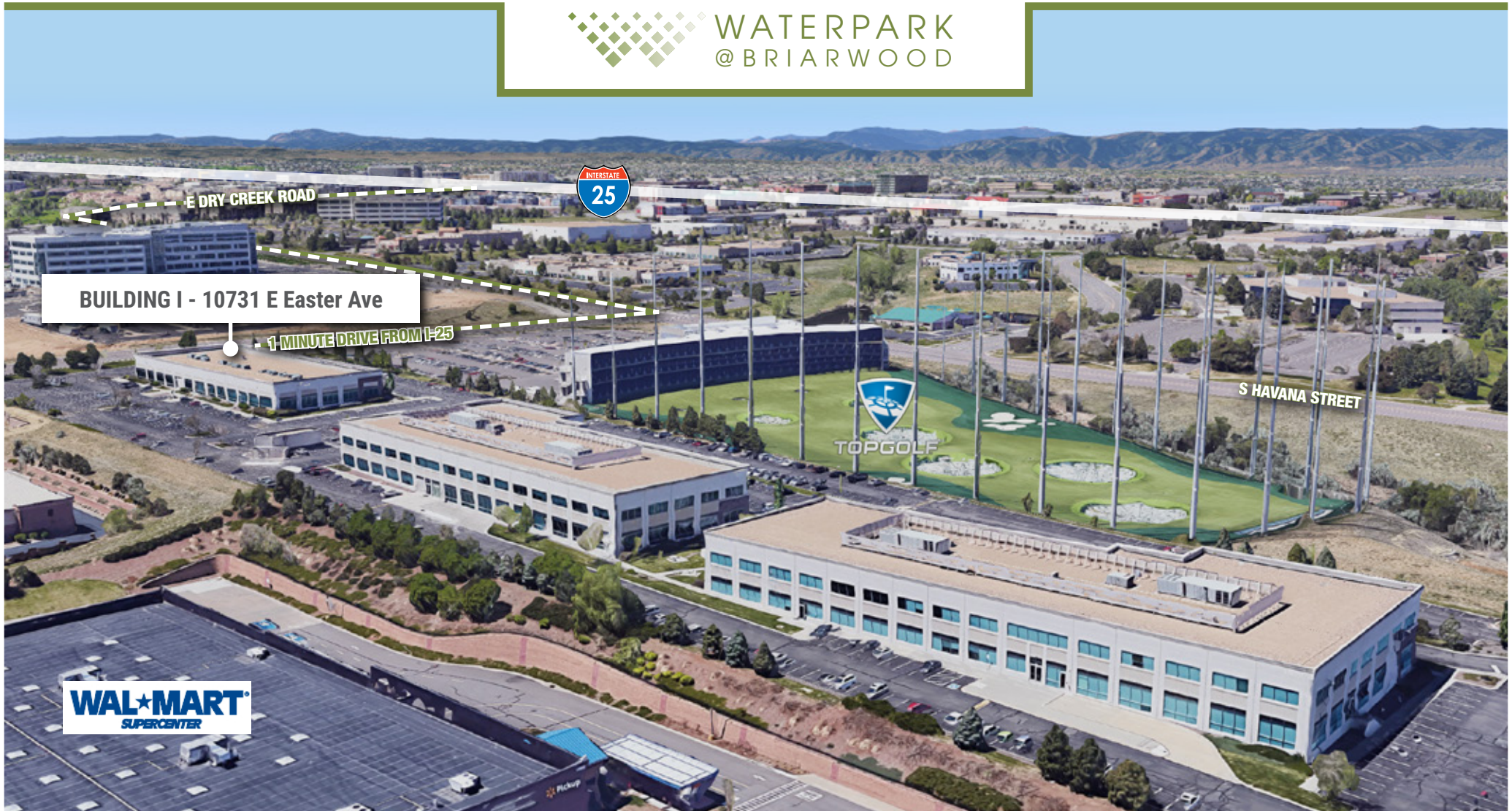


SITE PLAN





WATERPARK @ BRIARWOOD



For further information, please contact our exclusive agents:

Jamie Gard	303.260.4341	jamie.gard@nrmk.com
Keith Bell	303.260.4332	keith.bell@nrmk.com

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