

# 12200

E. BRIARWOOD AVENUE, SUITE 240  
CENTENNIAL, CO 80112

\$15.75 PSF FSG  
LEASE RATE

1,229 SF  
OFFICE SPACE

 POTENTIAL PLUG AND PLAY SUBLEASE



BEAUTIFUL  
TURN KEY  
OFFICE SPACE

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12200 E. Briarwood Avenue, Suite 240

## Exclusive Agents

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209

[www.uniqueprop.com](http://www.uniqueprop.com)

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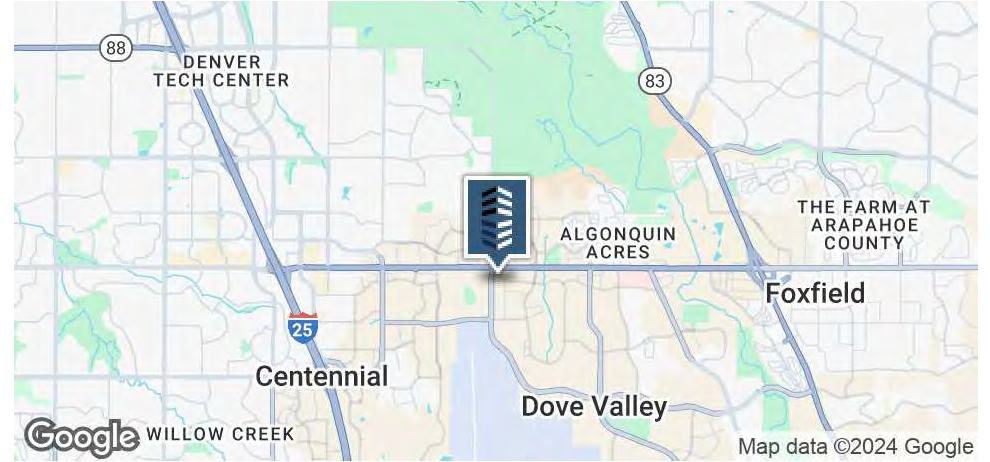
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	1,229 SF
Lease Rate:	\$15.75 SF/yr (Gross)
Year Built:	1982
Building Size:	67,195
Parking:	5 Unreserved Spaces
Parking Ratio:	4.07 per 1,000 SF
Zoning:	BP100
County:	Arapahoe

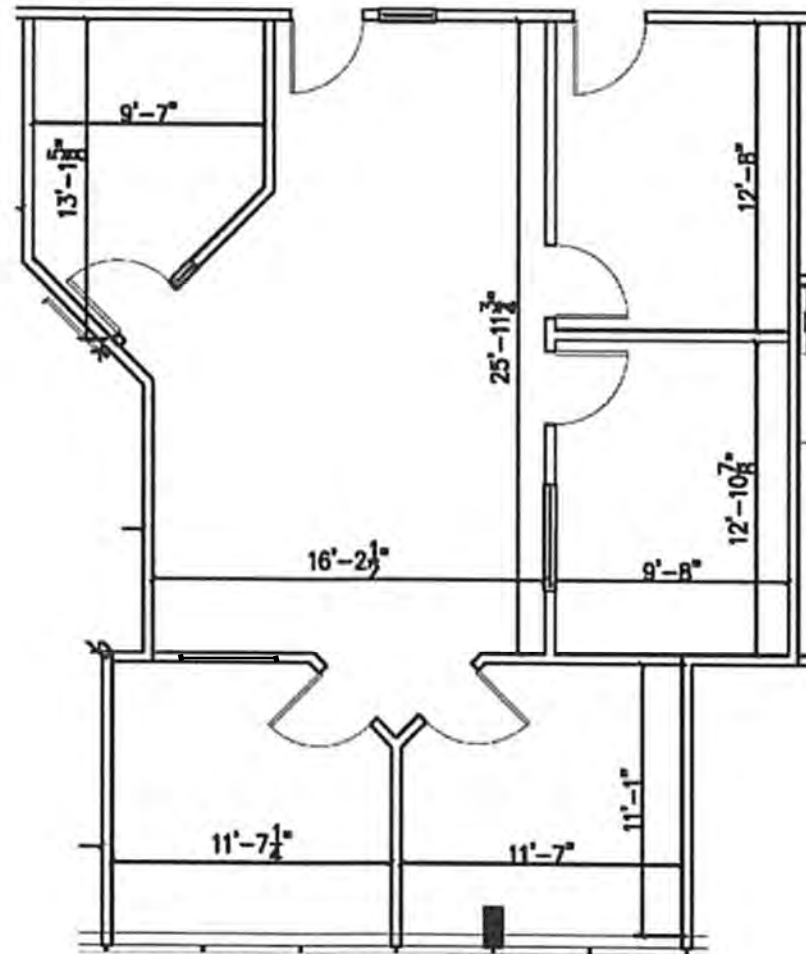
## PROPERTY OVERVIEW

Located at 12200 E. Briarwood Avenue, Suite 240 is a 1,229 square foot office suite in the Centennial Airport Plaza. The space features 4 private rooms (1 could be a conference room), a break room, and an open reception/bullpen area. This is a very efficient 1,229 square feet. The property could be delivered furnished and could be a true "Plug & Play" opportunity for the right tenant. There are just under 2 years remaining on the sublease with the opportunity to extend with the landlord.

## PROPERTY HIGHLIGHTS

- Beautiful office space in Centennial Airport Plaza
- Recently renovated office suite.
- Lease expires April 30, 2026.
- Suite could come furnished.
- Close proximity to restaurants in the area.
- Adjacent to Centennial Airport

# FLOORPLAN



S HAVANA ST

S PEORIA ST



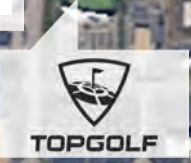
ARAPAHOE RD

ARAPAHOE RD

SITE



FAMILY SPORT CENTER



S SPOTOMAC ST



CENTENNIAL AIRPORT



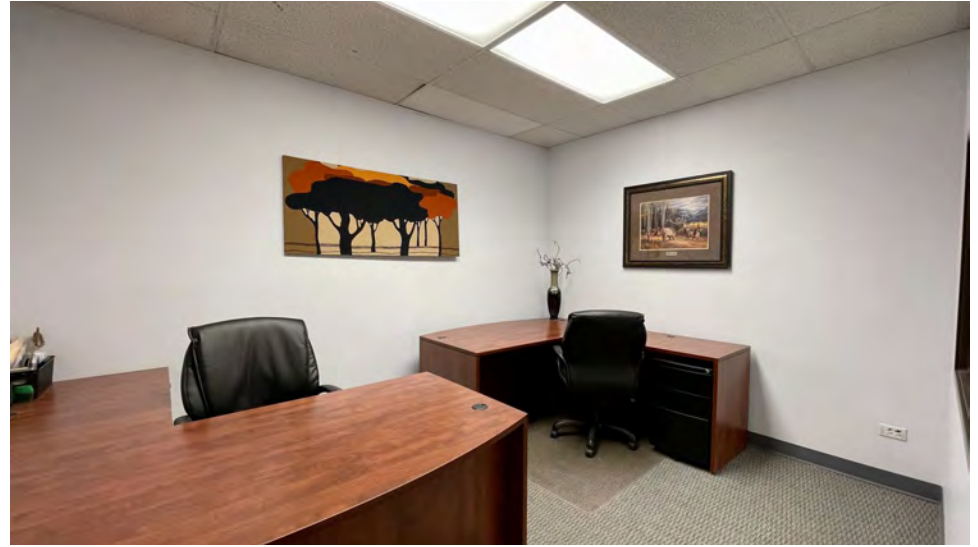
## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS





# DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>				<b>2023 Households by Household Inc:</b>			
2028 Projection	2,152	64,564	256,396	<\$25,000	18	1,597	6,873
2023 Estimate	2,107	63,071	251,765	\$25,000 - \$50,000	39	3,057	12,525
2010 Census	1,627	48,412	211,393	\$50,000 - \$75,000	88	4,022	16,770
Growth 2023-2028	2.14%	2.37%	1.84%	\$75,000 - \$100,000	72	3,324	13,644
Growth 2010-2023	29.50%	30.28%	19.10%	\$100,000 - \$125,000	81	3,026	12,785
Median Age	40.80	38.30	38.90	\$125,000 - \$150,000	51	2,802	10,655
Average Age	39.90	38.40	39.20	\$150,000 - \$200,000	155	2,954	13,145
<b>2023 Population by Race:</b>				<b>2023 Population by Education</b>			
White	1,495	49,839	203,650	Some High School, No Diploma	11	1,316	6,397
Black	35	3,426	15,011	High School Grad (Incl Equivalency)	127	4,738	23,688
Am. Indian & Alaskan	5	353	1,614	Some College, No Degree	316	11,261	46,472
Asian	512	7,155	21,622	Associate Degree	56	3,208	12,908
Hawaiian & Pacific Island	2	66	477	Bachelor Degree	488	15,763	62,610
Other	58	2,232	9,391	Advanced Degree	527	11,561	39,663
Hispanic Origin	2,107	63,071	251,765	<b>2023 Population by Occupation</b>			
<b>U.S. Armed Forces:</b>				Real Estate & Finance	173	4,292	17,180
	<b>0</b>	<b>77</b>	<b>413</b>	Professional & Management	975	26,113	102,960
<b>Households:</b>				Public Administration	38	1,291	5,070
2028 Projection	798	26,599	105,821	Education & Health	273	6,874	28,150
2023 Estimate	782	25,885	103,796	Services	92	3,824	17,425
2010 Census	606	19,267	86,151	Information	39	1,804	7,497
Growth 2023-2028	2.05%	2.76%	1.95%	Sales	262	7,419	32,755
Growth 2010-2023	29.04%	34.35%	20.48%	Transportation	43	1,067	5,119
Owner Occupied	700	14,633	64,367	Retail	124	3,009	14,615
Renter Occupied	82	11,252	39,429	Wholesale	25	1,084	3,708
<b>2023 Avg Household Income</b>	<b>\$183,160</b>	<b>\$135,371</b>	<b>\$129,211</b>	Manufacturing	134	2,102	7,771
<b>2023 Med Household Income</b>	<b>\$163,709</b>	<b>\$107,786</b>	<b>\$104,079</b>	Production	91	2,347	9,953
				Construction	12	1,462	6,903
				Utilities	84	1,599	6,530
				Agriculture & Mining	22	596	1,651
				Farming, Fishing, Forestry	0	48	188
				Other Services	63	1,441	6,189

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