



7108 S ALTON WAY, CENTENNIAL, CO 80112 SOUTHGATE BUSINESS PARK - UNIT H



DENTER TECH CENTER ±4,672 SF FLEX BUILDING

4,672

TOTAL BUILDING SF

13'

CLEAR HEIGHT

2

DOCKS

1979

YEAR BUILT



OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

AMANDA WEAVER

Broker

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amanda@khcommercial.com

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



1. PROPERTY DETAILS
2. FINANCIAL ANALYSIS
3. AREA OVERVIEW
4. LOCAL ECONOMY
5. FINANCIAL ANALYSIS
6. KAUFMAN HAGAN



PROPERTY OVERVIEW



7108 S ALTON WAY CENTENNIAL, CO 80112

Southgate Business Park - Unit H

The Southgate Business Park - Unit H is a meticulously upgraded $\pm 4,672$ SF flex building in the heart of the Denver Tech Center. The owners invested heavily in high-end office finishes, creating a polished, modern environment that pairs seamlessly with efficient warehouse functionality. The property features vaulted ceilings, a fully updated lobby, remodeled office suites, conference rooms with premium A/V, and an industrial-grade warehouse with flexible loading.

With one tenant in place through June 2027 and a strategic location offering immediate access to I-25, E-470, and Arapahoe Road, the building is well-positioned for investors or owner-users seeking a turnkey flex asset in one of Denver's strongest commercial corridors.



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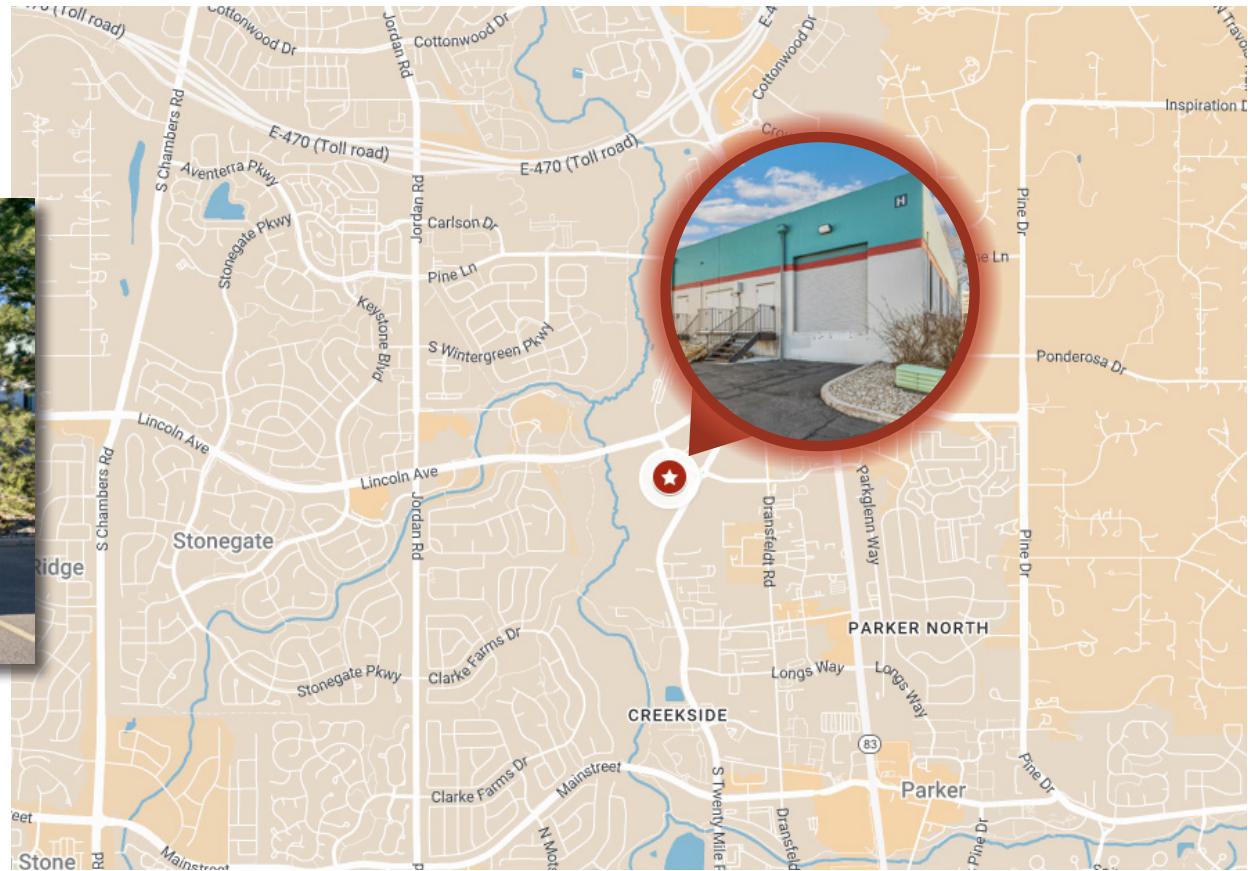
CONTACT FOR MORE INFO:

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PROPERTY DETAILS



Property Type	Flex
County	Arapahoe
Total GBA	4,672 SF
Lot Size	4,800 SF
Year Built	1979
Construction	Reinforced Concrete
Roof Type	Flat
Parking	8 Reserved Spaces
Parking Ratio	4.28/1,000
Heating/Cooling	Available
Zoning	PUD
Docks	2
Clear Height	13'



PROPERTY HIGHLIGHTS

- ±4,672 SF flex building with a highly functional office-to-warehouse layout and modern upgrades throughout
- Strong utility infrastructure, including 120–480V 3-phase power
- Two dock-high loading areas to support a wide range of light industrial, specialty trade, and flex users
- Major capital improvements with fully remodeled office
- Stabilized income with one existing tenant in place through June 2027, with a built-in renewal option requiring a minimum 5% rent increase
- Professionally managed property within the Southgate Business Association, providing exterior oversight, snow removal, water, trash, and common-area upkeep



OVER \$150K OF CAPITAL IMPROVEMENTS

- New floor tiles throughout
- Modern bathroom fittings
- Exposed industrial interior lobby
- Security System
- Access Control
- HVAC Automation
- Two conference rooms with full modern audio/video installation

OTHER AMENITIES

- Welcoming lobby with high-end industrial finishes
- 13' clear height in warehouse
- Two dock-high doors (11' tall x 8' wide)
- Eleven private offices with upgraded finishes
- Two conference rooms with modern A/V
- Two warehouse areas with efficient circulation
- Two remodeled restrooms
- Upgraded kitchen / break room
- IT room accessible through exterior access
- High-speed fiber wired to the building
- IT space for printer
- Overnight parking allowed

INTERIOR PHOTOS

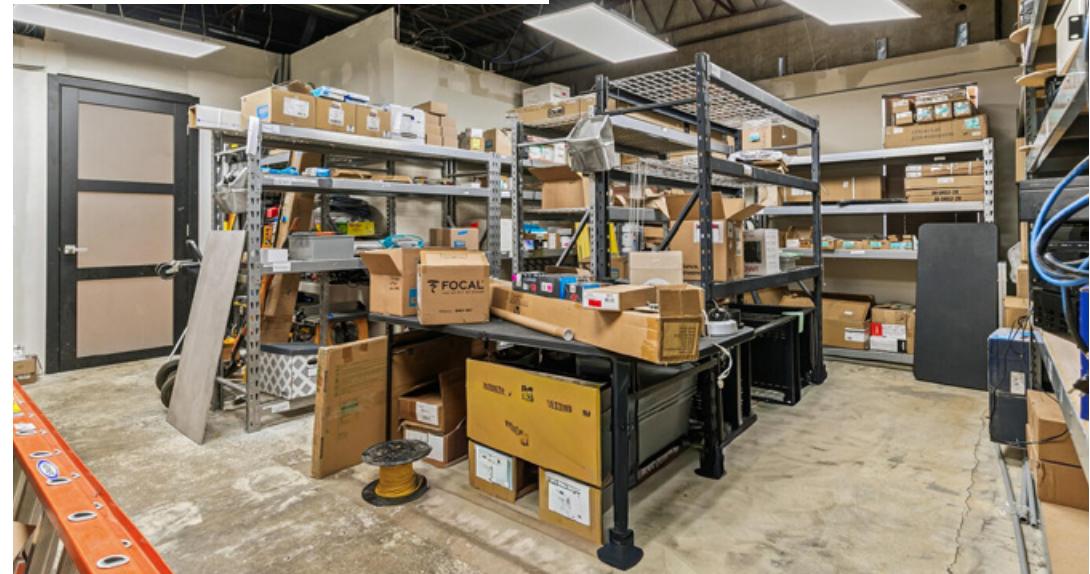
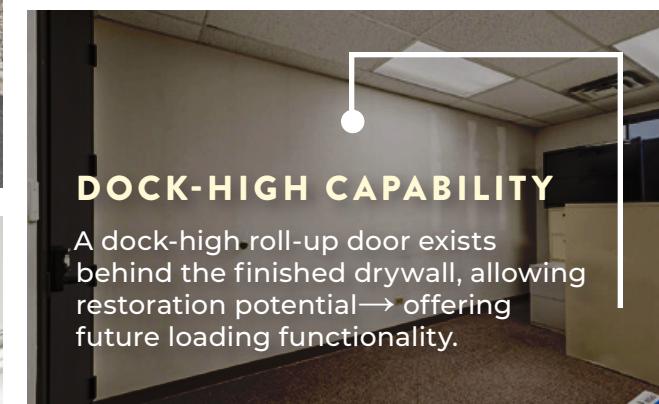
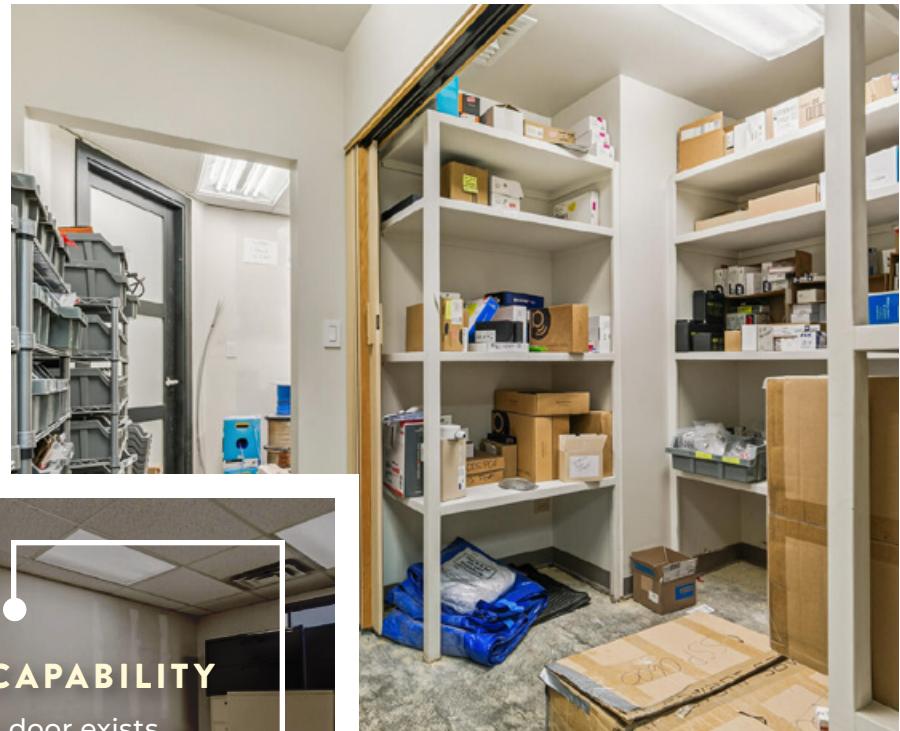








WAREHOUSE PHOTOS



FINANCIAL ANALYSIS



COMMERCIAL RENT ROLL

SUITE	TENANT	LEASE TYPE	ESTIMATED SF	LEASE RATE	ANNUAL RENT	ANNUAL ESCAL.	LEASE TERM	EXTENSIONS	PROFORMA RATE	PROFORMA RENT
A	Condon Johnson & Associates	Full Service	2,250	\$24.48	\$55,080	5.00%	5/1/24-6/1/27	1, 2-year	\$25.70	\$57,834
B	Digital Media Innovations (Seller)*	Full Service	2,422	\$29.73	\$72,000	N/A	Negotiable	-	-	-
TOTAL/AVG			4,672	\$27.11	\$127,080	5.00%				\$57,834

*Seller's are willing to temporarily lease back at \$6,000/mo if buyer needs time to move in.



■ = TENANT EXCLUSIVE

■ = SHARED COMMON AREAS

□ = LANDLORD EXCLUSIVE CONTROL

PROPERTY EXPENSES

EXPENSES	CURRENT	PROFORMA
Property Taxes	\$26,267	\$27,055
Insurance	\$7,500	\$7,725
HOA (Snow, Water, Trash)	\$9,072	\$9,072
Repairs & Maintenance	\$2,500	\$2,575
Utilities	\$4,800	\$4,944
TOTAL EXPENSES	\$50,139	\$51,371
Expenses per SF (gross)	\$10.73	\$11.00



INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$1,280,000
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Total SF:	4,672
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Price Per SF:	\$273.97
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Total Lot SF:	4,800
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Price Per Lot SF:	\$266.67
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FINANCING

Loan to Value:	70%
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Loan Amount:	\$896,000
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Down Payment:	\$384,000
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Interest Rate:	6.50%
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Amortization:	30 Years
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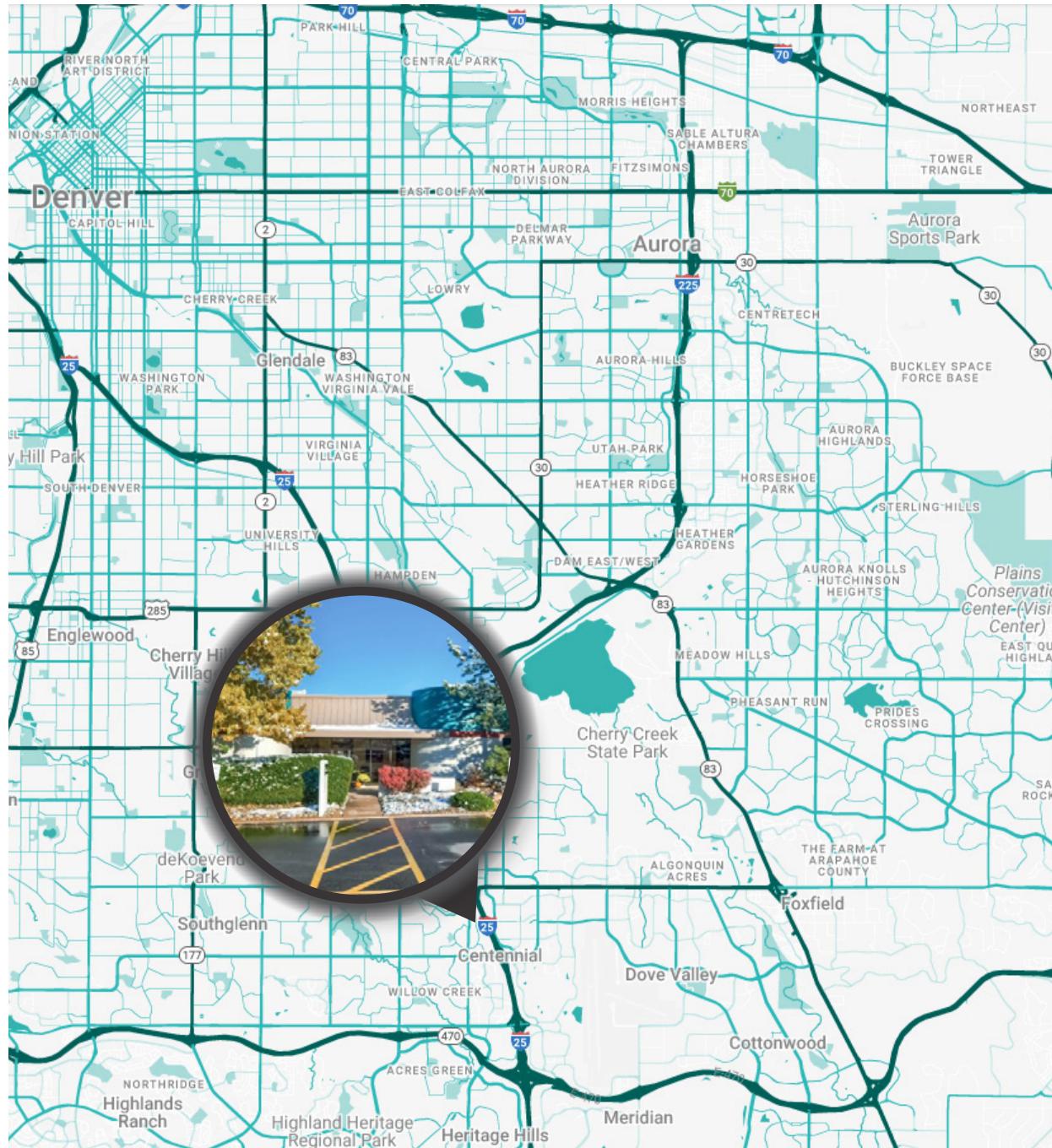


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AREA OVERVIEW



LOCATION MAP / DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	2 MILES	5 MILES
2024 POPULATION	11,362	35,770	231,923
2024 HOUSEHOLDS	5,344	15,097	101,276
AVG HH INCOME	\$115,380	\$144,320	\$134,272

2025 TRAFFIC COUNTS

Collection Street	Cross Street	VPD
S Valley Hwy	E Easter Ave	205,949
S Clinton St	E Easter Ave S	12,927
Yosemite St	E Davies Ave N	19,015
S Clinton St	E Easter Ave S	11,983
S Clinton St	E Easter Ln N	13,501
S Clinton St	E Easter Ln N	13,567
E Costilla Ave	S Dallas Way E	7,439
E Costilla Ave	S Dallas Way E	7,399
S Clinton St	E Geddes Ave NW	9,101
Clinton St	E Costilla Ave S	22,017



NEARBY ATTRACTIONS

- Willow Creek Shopping Center
- Park Meadows Shopping Center
- Historic Downtown Littleton
- Cherry Creek State Park
- Fiddler's Green Amphitheatre
- Willow Springs Open Space
- The Streets at SouthGlenn Shopping Center



LOCATION HIGHLIGHTS

- Positioned in the heart of the Denver Tech Center (DTC)—one of the strongest business corridors in the metro area.
- Immediate access to I-25, E-470, Arapahoe Road, and Dry Creek, creating seamless north/south and east/west connectivity.
- Surrounded by regional employers, logistics users, and service-based businesses that support long-term demand for flex product.
- Located within a well-maintained business park with consistent occupancy and strong surrounding property values.
- Quick access to retail, restaurants, hotels, and corporate services—ideal for tenants who need both warehouse and client-facing space.
- Central location for companies operating across the Denver metro, with efficient access to Centennial Airport and the broader Southeast Denver submarket.



DENVER TECH CENTER NEIGHBORHOOD GUIDE

BUSTLING · ENERGETIC · DRIVEABLE · PROFESSIONAL · SOCIAL

THIS BUSTLING BUSINESS MECCA JUST SOUTHEAST OF DENVER IS QUICKLY BECOMING ITS OWN SATELLITE CITY.

Denver Tech Center, more commonly referred to as DTC, is a growing neighborhood just southeast of downtown Denver. Built and planned in the 1970s by architect Carl A. Worthington, this neighborhood was originally home to cable networks and has grown to accommodate many of Denver's major tech headquarters. This bustling neighborhood is the perfect spot for professionals looking for an easy commute.

DTC hosts many booming start-ups and large companies in the high-rises that are sprinkled throughout the area. As the name suggests, this area is home to many tech businesses, but it is also filled with plenty of entertainment and dining options. The Denver Tech Center neighborhood welcomes all walks of life and provides a bustling hub for professionals seeking a change from Denver's concrete jungle.

Denver Tech Center has been flourishing in recent years. With new construction popping up overnight, this neighborhood is officially "on the map."

RETAIL/AREA MAP



LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

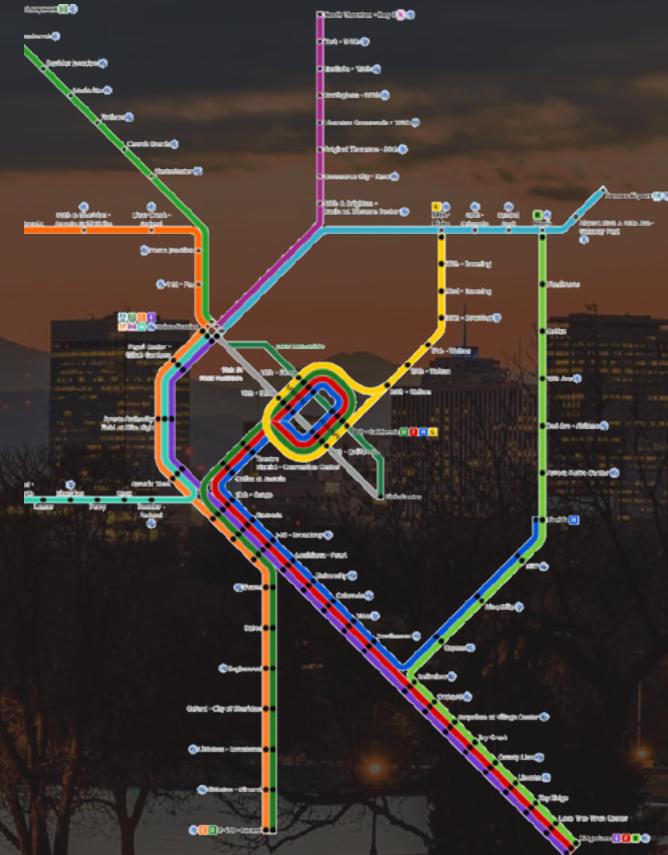
Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- FV
- DISH Network
- Newmont
- Qurate Retail
- Liberty Media
- Ball
- DCP Midstream
- DaVita
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

REPRESENTING
14%
OF METRO DENVER'S TOTAL EMPLOYMENT

OVER
48M
SQUARE FEET OF OFFICE SPACE

HOME TO
7
FORTUNE 500 COMPANIES

GROWTH SINCE 2011

+12M SF

SOUTH DENVER MEDIAN HOME PRICE

\$775-863K

TOTAL EMPLOYEES

243,000



DENVER SOUTH COMMERCIAL REAL ESTATE MARKET

The Denver Tech Center (DTC) remains one of the metro area's primary employment hubs, having evolved into a dense urban district with a diverse tenant base. While technology—particularly telecommunications—continues to anchor the submarket, expanded light rail access has helped transform DTC from a commuter-oriented office park into a more dynamic, transit-oriented mixed-use environment.

This evolution mirrors broader trends across the Denver South region, which has emerged as a leader in redefining modern work environments. With approximately 48 million square feet of existing commercial space, Denver South continues to adapt to workforce preferences that favor connected, lower-density corporate campuses with access to amenities, retail, housing, and transit.

Centennial plays a central role within Denver South as a major employment and innovation hub. Anchored by aerospace, technology, and corporate users, the city benefits from proximity to Centennial Airport, strong highway and transit access, and a business-friendly development climate that attracts both employers and investors.

Supported by a diverse economic base and steady population growth, Denver South offers strong long-term fundamentals. Mixed-use developments such as Bellevue Station and Lone Tree City Center highlight the region's successful "live-work-play" model and reinforce its appeal to the modern workforce and commercial real estate investment.

AREA DEVELOPMENT & LONG-TERM PLANNING CONTEXT



7108 S Alton Way is located within The Jones District, a City of Centennial-adopted regulating plan guiding the long-term evolution of the surrounding area into a modern, mixed-use employment district. The plan is intended to support continued business operations today while positioning the area for thoughtful reinvestment, infrastructure upgrades, and long-term value appreciation. The Jones District envisions a transition toward higher-density commercial and employment uses, including office, flex, light industrial, retail, residential, and hospitality development. This planned mix is designed to increase daytime population, strengthen the employment base, and enhance overall economic activity within the district.

Key components of the plan include:

- Future mixed-use and employment development on surrounding parcels, creating a more dynamic business environment over time.
- Planned infrastructure and circulation improvements, including enhanced internal road networks, improved access points, and pedestrian connectivity throughout the district.
- Urban-style site planning and streetscapes, incorporating defined blocks, landscaping, and public gathering areas, signaling a long-term shift toward a more modern and cohesive business district.
- Flexible land use framework that allows existing flex and industrial buildings to continue operating without immediate redevelopment requirements, while preserving future optionality.
- Phased implementation, enabling gradual growth and reinvestment without disrupting current owners or occupants.

The Jones District reflects the City of Centennial's long-term commitment to reinvestment and modernization in this submarket. Ownership within the district offers the benefit of proximity to future development and infrastructure enhancements, while maintaining the ability to operate efficiently today — supporting both current use and long-term upside potential.



KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON KAUFMAN

PRINCIPAL



TEAL HAGAN
PRINCIPAL + EMPLOYING BROKER



HALEY FORD
DIRECTOR OF MARKETING



ERIN FRIBERG
DIRECTOR OF OPERATIONS



COLBY CONSTANTINE
INVESTMENT ADVISOR



ANDREW VOLLERT
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



LOUIS PASSARELLO
JUNIOR BROKER



DREW MADAYAG
JUNIOR BROKER

► **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

► **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

► **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

► **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

► **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

► **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Amanda Weaver

BROKER

Amanda Weaver is a dynamic business leader with a diverse background spanning Fortune 200 companies and a burgeoning career in commercial real estate. With over a decade of leadership experience, Amanda has honed her skills in strategic relationship building, leadership, communication, and collaboration.

Amanda applies her extensive leadership and management expertise to excel as a Broker at Kaufman Hagan Commercial Real Estate. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro area, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

A graduate of the University of Wyoming with a Bachelor of Science in Business Management, Amanda combines academic rigor with practical experience to navigate complex real estate negotiations and deliver results. Her commitment to excellence, coupled with her passion for real estate, positions her as a trusted advisor and valuable asset in the industry.

Outside of business hours, you can find Amanda either riding her horse, or spending time with her husband and two Alaskan Malamutes.



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Southgate Business Park - Unit H

Centennial, CO 80112



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as Southgate Business Park - Unit H at 7108 S Alton Way, Centennial, CO 80112 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

