

**FOR SALE INVESTMENT/OWNER USER BUILDING**  
**SELLER FINANCING AVAILABLE**



# CONCORDE PLACE

7208 SOUTH TUCSON WAY | CENTENNIAL, CO 80112

OFFERED BY:

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COLORADO COMMERCIAL  
COMPANIES



# DISCLAIMER & CONFIDENTIALITY

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Colorado Commercial Companies (the “C3”) has been engaged as the exclusive sales representative for the sale of 7208 South Tucson Way (the “Property”) by owner (the “Seller”).

All materials and information received or derived from C3, its employees, officers, agents, advisors, affiliates and/or any third-party vendor sources are provided without representation or warranty as to completeness, accuracy, condition of the Property, and compliance or lack of compliance with applicable governmental requirements. C3 is not making any representation or warranty as to the ability of the site to be developed; the suitability of the Property for the buyer; the financial performance of the property; projected financial performance of the Property for any buyer's intended use; or any and all other matters. Neither Colorado Commercial Companies, its employees, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received from Seller or third-party vendors. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for each buyer actively conducting its own due diligence to determine these and other matters of significance related to the Property. Colorado Commercial Companies will not independently investigate or verify any such matters or conduct due diligence on behalf of any buyer.

## **EACH BUYER SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any buyer contemplating or under contract for a transaction is advised to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent vendors that are selected by buyer. All financial data should be verified by the buyer by obtaining and reading applicable documents and reports and consulting appropriate independent professionals as required by buyer. C3 makes no warranties nor representations regarding the accuracy, completeness, or relevance of any financial data or assumptions. C3 does not serve as a financial advisor to any buyer regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market/projected rents provided to a buyer do not guarantee that said estimates can be achieved. Buyers must evaluate any applicable contractual and governmental limitations, market conditions, vacancy factors and other variables in order to determine how to assess the long-range economic potential of the Property.

Legal questions should be discussed by the buyer with an attorney. Tax questions should be discussed by the buyer with a certified public accountant or tax attorney. Title questions should be discussed by the buyer with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the buyer with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by C3 in compliance with all applicable fair housing and equal opportunity laws. Any buyer's request for a nondisclosure agreement and the resulting delivery of the full Offering Memorandum shall serve as acknowledgment of receipt of this disclaimer. The signed nondisclosure agreement serves as confirmation of the prospective buyer's agreement to keep the information provided strictly confidential. **Email [nfelten@colocomm.com](mailto:nfelten@colocomm.com) for a copy of the property NDA.**



# THE OFFERING



Colorado Commercial Companies ("C3") is pleased to offer for acquisition, 7280 South Tucson Way located in Centennial, Colorado. This mid-rise office building is 78% leased and measures approximately 22,424 RSF.

The two-story property offers diverse tenancy and small, ready to occupy vacancies with minimal improvement requirements to the opportunistic, value add investor. For owner/users, the property provides an opportunity to assemble contiguous vacancies for operations.

[Seller financing details available upon request.](#)

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# PROPERTY SUMMARY



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Property Address:	Concorde Place 7208 South Tucson Way Centennial, CO 80112
List Price:	\$4,250,000
Building Size:	±22,424 RSF
Lot Size:	±1.38 Acres
Year Built:	1982; Renovated in 2018
Ceiling Height:	±8'-9' AFF; ±12' slab to deck
Elevator:	One (1) Hydraulic
Parking:	67 Surface Spaces, Unreserved
Zoning:	MU-PUD
City:	Centennial, CO
County:	Arapahoe County
Income (2023):	\$283,358
NOI (2023):	\$60,624
Taxes (2023):	\$65,859
Expenses (2023):	\$222,734 (including Taxes)



**OUTSTANDING  
LOCATION**



**EASILY  
ACCESSIBLE**



**DIVERSE  
RENT ROLL**



**PROFESSIONALLY  
MANAGED**



**POTENTIAL FOR  
OWNER/USER**



**WELL  
MAINTAINED**



**SELLER  
FINANCING**



# NEARBY AMENITIES



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7208 Tucson Way provides easy access to key business parks, executive housing, a variety of retail service providers and Colorado's two primary airports.

