



MODBLOCK

CENTENNIAL

MODERN OFFICE
COMMUNITY





**OWN YOUR BUSINESS.
OWN YOUR OFFICE.
OWN YOUR FUTURE.**

THE MODBLOCK OWNERSHIP ADVANTAGE.

MODBLOCK empowers business owners to take control of the long-term success of their businesses through commercial real estate ownership. And achieve the modern version of the American Dream.

Through commercial real estate ownership, you are protecting the future of your business. And have the opportunity to achieve long-term appreciation of your real estate assets.

MODBLOCK builds and operates professionally run, modern office communities, that give small businesses the ownership advantage.

MODBLOCK
CENTENNIAL

YOUR OPPORTUNITY TO DESIGN YOUR FUTURE.

Start planning to own your office, warehouse or retail space. Turnkey designed spaces or core and shell options available.

MODBLOCK CENTENNIAL business condos average approximately 3,100sf. There are a total of 27 condos. Our smallest condo is 1,150sf and our largest is 10,300. The units have been designed to easily combine or subdivide to provide business owners with maximum flexibility.

Specifications

85,000 SF Zoned BP-75	24-Hour Access
Large 12' x 14' Drive-In Doors	Custom Floors
22' & 24' Ceiling Height	Drive-Through Units Available
Mezzanines	Abundant Parking
60' Drive Aisles	Option to Combine Units

The **MODBLOCK Flex Platform** is designed to support many different types of businesses in many various industries.

- Creative Studio (film, photography, art, design, architecture, interiors, music, podcast, YouTube etc.)
- Maker Space
- Small Business / Office / Professional Services Firms
- Retail
- Ghost Kitchen
- Event Space
- B-to-B Showroom
- Boutique Fitness (personal training, yoga, spinning, etc.)
- Printing / Mail Services / Fulfillment
- Product wholesalers (HVAC, construction materials, etc.)
- Co-working / Shared Office
- Warehouse / E-commerce / Distribution
- Light Manufacturing / Assembly
- Construction Services / Building Supplies
- R&D / Lab Space
- Brewery / Distillery / Winery
- Car / Boat / RV storage



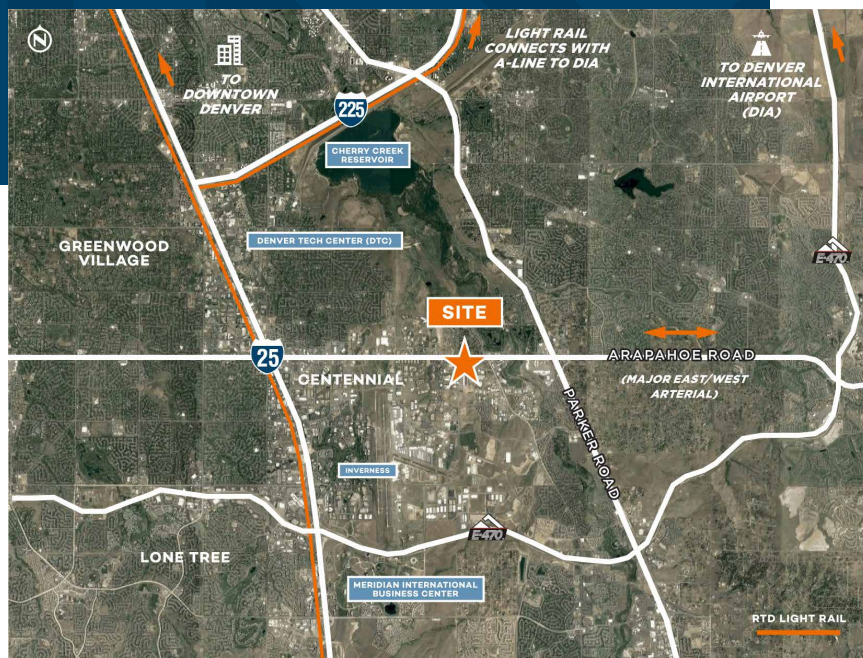


MODBLOCK CENTENNIAL is located at East Arapahoe and South Blackhawk, close to the Centennial Airport, Gates Soccer Complex, Dove Valley, South Suburban Parks & Rec Center, Cherry Creek State Park, and central to both DTC and Downtown Denver.

The location offers high visibility and accessibility to major roads including I25 and Parker Road which makes it easy and convenient for your employees and customers.

E. Arapahoe Road offers your team plenty of options for dining and convenient retail with and Cornerstar and Arapahoe Crossing shopping centers just minutes away.

Simply put, this is a great location for your employees, and your business.



MODBLOCK

CENTENNIAL



13832-13872 E Arapahoe Pl
Englewood, CO 80112

For the most current sales and
availability information contact
David Foley at 303-229-8643

modblockbusiness.com

IMPORTANT NOTICE The information, designs, dimensions, finishes, prices and other elements or features contained in these materials cannot be relied upon as accurate and are subject to change without notice. Any square-footage measurements indicated here in are approximate only. Square-footage calculations may be made in a variety of manners, and different methods may yield different results. Furnishings, floor plans, sketches, renderings and other depictions shown herein are for illustrative purposes only and shall not constitute an agreement or commitment on the part of Seller to include any such items in the sale or to deliver the property in accordance with such illustrations.

Interested buyers are advised to inspect the plans and specifications to determine the actual features, dimensions and square footages and to consult with Seller as to other elements important to the purchase. Buyers are advised to consult the specific terms of the Purchase Contract. These materials shall not constitute an offer or solicitation in any state where prior registration is required. Void where prohibited by law.

