



FOR LEASE

Southfield Park Towers I & II

12835 E Arapahoe Rd | Centennial, CO 80112



CONTACT:

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UNIQUE PROPERTIES
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SOUTHFIELD PARK TOWERS I & II

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OFFERING SUMMARY

Available Suite Sizes:	475 - 5,029 RSF
Lease Rate:	\$21.00 - \$25.00 RSF/yr (Full Service)
Building Size:	80,464 RSF
Building Class:	B
Year Built:	1984
Zoning:	PUD
Market:	Denver SE Suburban

PROPERTY HIGHLIGHTS

- **NEW OWNERSHIP!** Exciting upgrades coming to the building
- **1) Common areas, 2) Elevators, 3) New Lobby**
- **High speed internet service - Comcast and Quantum Fiber!**
- **Back-up Generators in Each Building!**
- **High visibility location on Arapahoe Road, Close to Centennial Airport, Minutes to I-25, Parker Road and Denver Tech Center**



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Lease Rate: \$21.00 - \$25.00 /SF/YR (FULL SERVICE)

Suite Sizes: 475 - 5,029 SF

Lease Type: Full Service

Lease Term: Negotiable - 5 years

SPACE	LEASE RATE	SIZE (SF)	Comments
Tower I - floor 1 - Suite 130	\$21.00 SF/YR	1,315 SF	
Tower I - floor 2 - Suite 200	\$21.00 SF/YR	2,515 SF	
Tower I - floor 2 - Suite 250	\$21.00 SF/YR	2,514 SF	
Tower I - floor 3 - Suite 320	\$21.00 SF/YR	880 SF	
Tower I - floor 3 - Suite 330	\$835 PER MONTH	475 SF	Single office
Tower 1 - floor 5 - Suite 500	\$23.00 SF/YR	5,029 SF	
Tower 1 - floor 6 - Suite 600	\$24.00 SF/YR	5,029 SF	
Tower 1 - floor 7 - Suite 700	\$24.00 SF/YR	5,029 SF	
Tower II - floor 1 - Suite 100	\$21.00 SF/YR	2,514 SF	
Tower II - floor 1 - Suite 130	\$21.00 SF/YR	1,160 SF	
Tower II - floor 2 - Suite 200	\$21.00 SF/YR	2,515 SF	
Tower II - floor 3 - Suite 300	\$21.00 SF/YR	660 SF	
Tower II - floor 3 - Suite 310	\$21.00 SF/YR	838 SF	
Tower II - floor 6 - Suite 600	\$23.00 SF/YR	2,515 SF	
Tower II - floor 8 - Suite 800	\$25.00 SF/YR	5,029 SF	