

6649

S. PARIS STREET

CENTENNIAL, CO 80111

6,324 RSF

**OFFICE
FOR SUBLEASE**



FREESTANDING BUILDING



Exclusively Presented By:

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6649 S. PARIS STREET | EXECUTIVE SUMMARY



OFFERING SUMMARY

Sublease Term:	12/31/2027
*Possible Lease Extension	
Rental Rate:	\$28.00 RSF (NNN)
NNN Expenses:	\$14.55/ SF
Building Size:	6,324 RSF
Lot Size:	25,265 SF (0.58 AC)
Parking:	27 Spaces 4.27/1000
Year Built:	2009
Zoning:	CG

PROPERTY OVERVIEW

Freestanding office sublease opportunity along the thriving Arapahoe Road corridor.

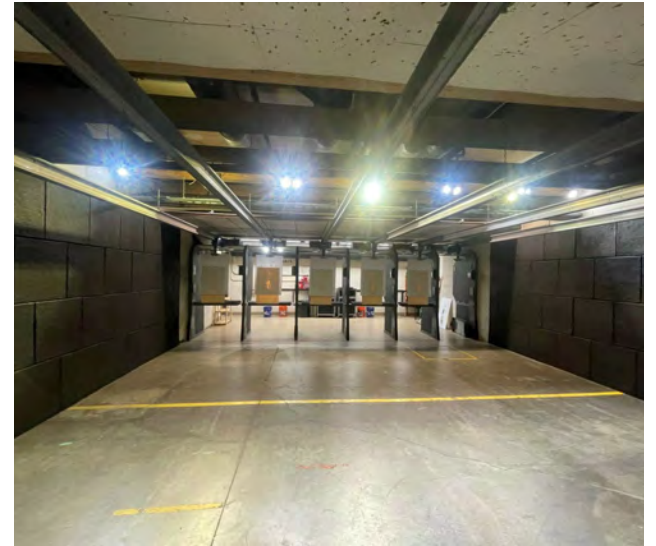
PROPERTY HIGHLIGHTS

- Hard to find freestanding office building
- Very strong daytime/ nighttime population
- Near Centennial Airport, City of Centennial, and the Arapahoe County Justice Center
- Next door to Starbucks, Holiday Inn, Natural Grocers, Mavericks Gas Station, and Top Golf
- Former shooting range
- Easy access/ short distance to I-25 and Parker Road



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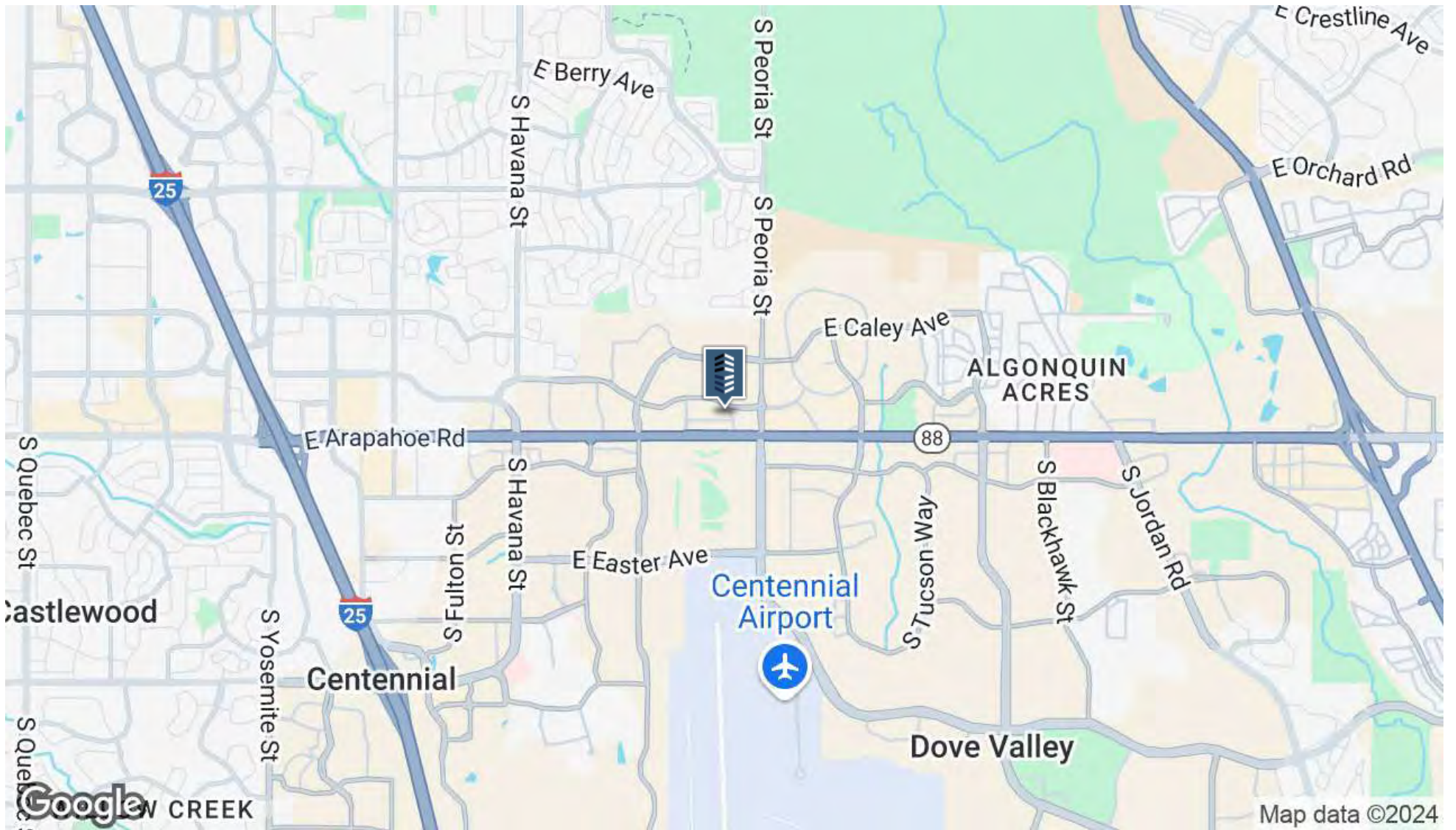
ADDITIONAL PHOTOS



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,943	65,159	249,741
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,768	26,667	101,750
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$208,340	\$161,356	\$150,400
Average House Value	\$928,844	\$807,522	\$713,314

TRAFFIC COUNTS	
E Arapahoe Rd & S Paris St W	69,948 VPD
E Arapahoe Rd & S Peoria St E	60,177 VPD

