

NEW CONSTRUCTION
SMALL-BAY INDUSTRIAL
FOR SALE or FOR LEASE

CREEKSIDE
CENTENNIAL TECH CENTER



6403 S UVALDA STREET
CENTENNIAL, CO 80111

FROM 6,863 - 63,271 SF

A DEVELOPMENT OF

 **LAPOUR**

LISTED BY

 **STREAM**

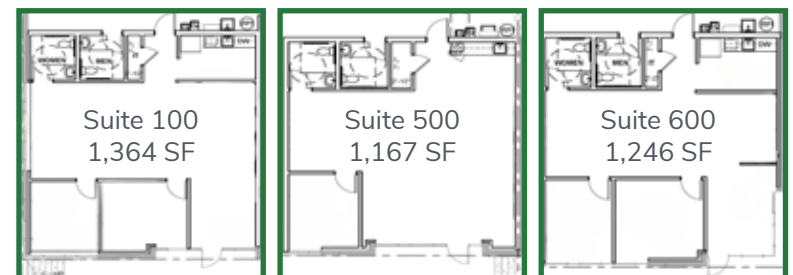
PROPERTY DETAILS



PROPERTY DETAILS

BUILDING SIZE:	63,271 SF	POWER:	2,500 AMPS
PARKING RATIO:	3/1000	SPEED BAYS:	55'
ZONING:	BP-100 (BUSINESS PARK)	CLEAR HEIGHT:	24'
DRIVE-IN DOORS:	EIGHT (8)	TRUCK COURT:	100'
DOCK DOORS:	EIGHT (8)	BAY DEPTHS:	90'-110'
OPEX	\$6.15/SF	JURISDICTION	CITY OF CENTENNIAL

SPEC SUITES: MOVE IN MARCH 2025



FLOORPLAN

SPEC SUITE 100: UP TO 42,273 SF

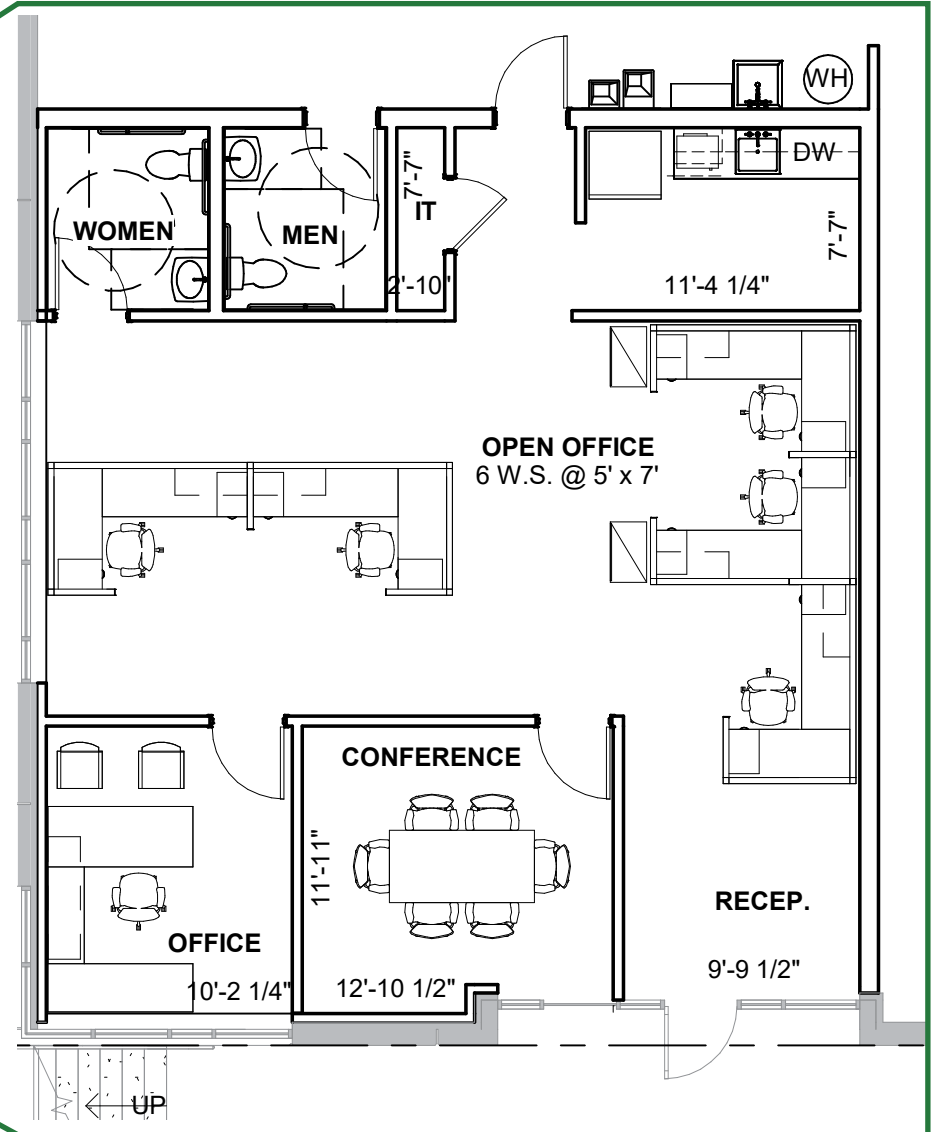
OFFICE AREA: 1,364 SF

WAREHOUSE: UP TO 40,909 SF



MOVE IN READY MARCH 2025

- Flexible warehouse size opportunity
- Brand new, modern office space
- Corner Unit
- 10' ceilings in office
- 24' clear height in WH
- 2 dock-high doors; 2 ramped drive-ins and grade level loading
- Building signage opportunity



**Furniture is not included. Shown for exhibit purposes only.*

FLOORPLAN

SPEC SUITE 500: UP TO 6,863 SF

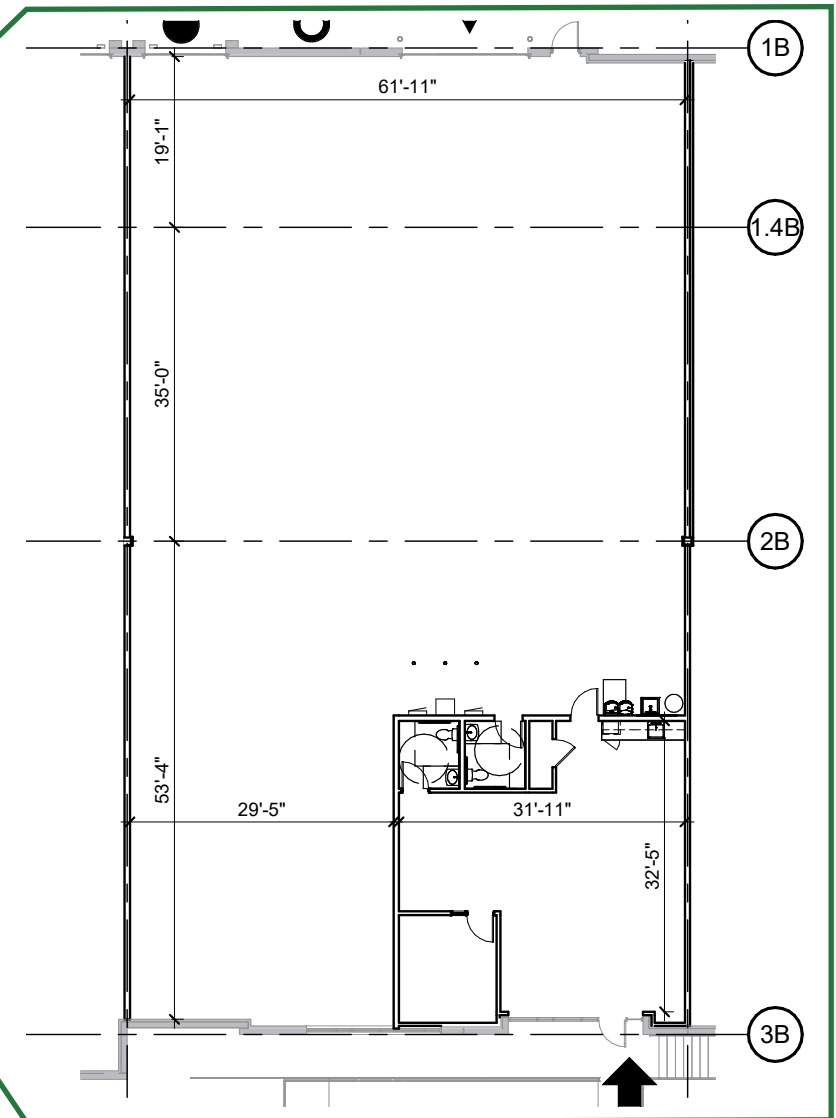
OFFICE AREA: 1,167 SF

WAREHOUSE: 5,696 SF



MOVE IN READY MARCH 2025

- Brand new, modern office space
- 10' ceilings in office
- 24' clear height in WH
- 1 dock-high and 1 ramped drive-in door
- Building signage opportunity
- Two building signage opportunities



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FLOORPLAN

SPEC SUITE 600: UP TO 13,972 SF

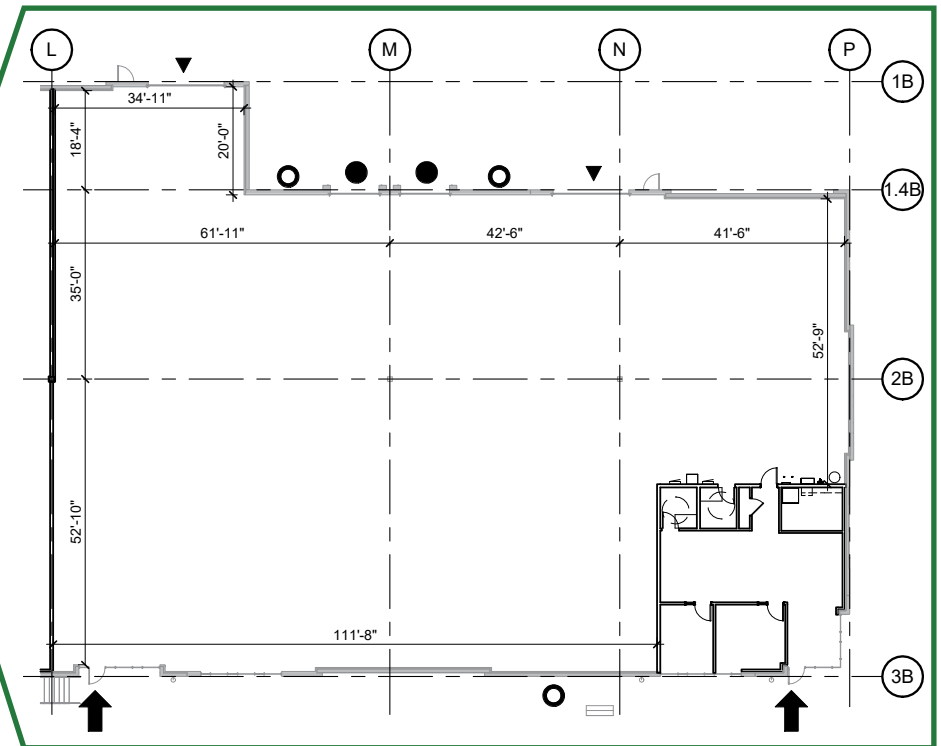
OFFICE AREA: 1,246 SF

WAREHOUSE: 12,726 SF



MOVE IN READY MARCH 2025

- Brand new, modern office space
- Corner Unit
- 10' ceilings in office
- 24' clear height in WH
- 2 dock-highs; 2 ramped drive-in doors and grade level loading
- Building signage opportunity
- Two building signage opportunities



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DEMOGRAPHICS

Creekside Centennial Tech Center (CCTC) is a 63,271 square foot small bay, Class A industrial building in Denver's Southeast Submarket. CCTC is the first and only, small bay, industrial project in south Denver that will provide tenants with state-of-the-art, 24' clear, space divisible to under 10,000 SF. The location provides immediate access to Arapahoe Rd, and quick access to I-25, E-470, and Hwy 83. This flexible industrial project is zoned Business Park-100, which can accommodate a variety of light industrial, assembly, R&D, showroom, flex/office, and distribution uses.

The surrounding demographics represent a skilled and highly educated workforce combined with many opportunities for attainable housing. Creekside Centennial Tech Center provides the modern image, convenient location and surrounding amenities that are needed in today's business environment for employee and client recruitment and retention.

In the epicenter of the Southeast submarket and part of the Denver Tech Center (DTC), Creekside is surrounded by an abundance of amenities including dining, shopping, and entertainment all within a short drive. Centennial Airport, one of the busiest private airports in the country, is located just five (5) minutes away.

SURROUNDING EMPLOYERS



IN CLOSE PROXIMITY TO I-25, ARAPAHOE RD, PARKER RD & E470 AND GREAT AMENITIES



1 MILE: 76.2% OF POPULATION WITH A BACHELORS DEGREE OR HIGHER




GROWING AND STABLE HOUSING MARKET



BIKE TO WORK CAPABILITY WITH IMMEDIATE ACCESS TO TRAILS

IMMEDIATE PROXIMITY TO

- 107,134 RESIDENTIAL UNITS (WITHIN FIVE MILES)
- DINING, SHOPPING & ENTERTAINMENT
- PARK MEADOWS SHOPPING MALL
- MAJOR ARTERIALS
- DENVER TECH CENTER - LARGEST OFFICE SUBMARKET IN DENVER
- CENTENNIAL AIRPORT 

DRIVE TIMES

IMMEDIATE ACCESS

I-25, Arapahoe Rd, HWY 83 (PARKER RD), E-470

6 MINUTES
I-25

8 MINUTES
E-470

17 MINUTES
I-225

27 MINUTES
I-70

30 MINUTES
DOWNTOWN DENVER

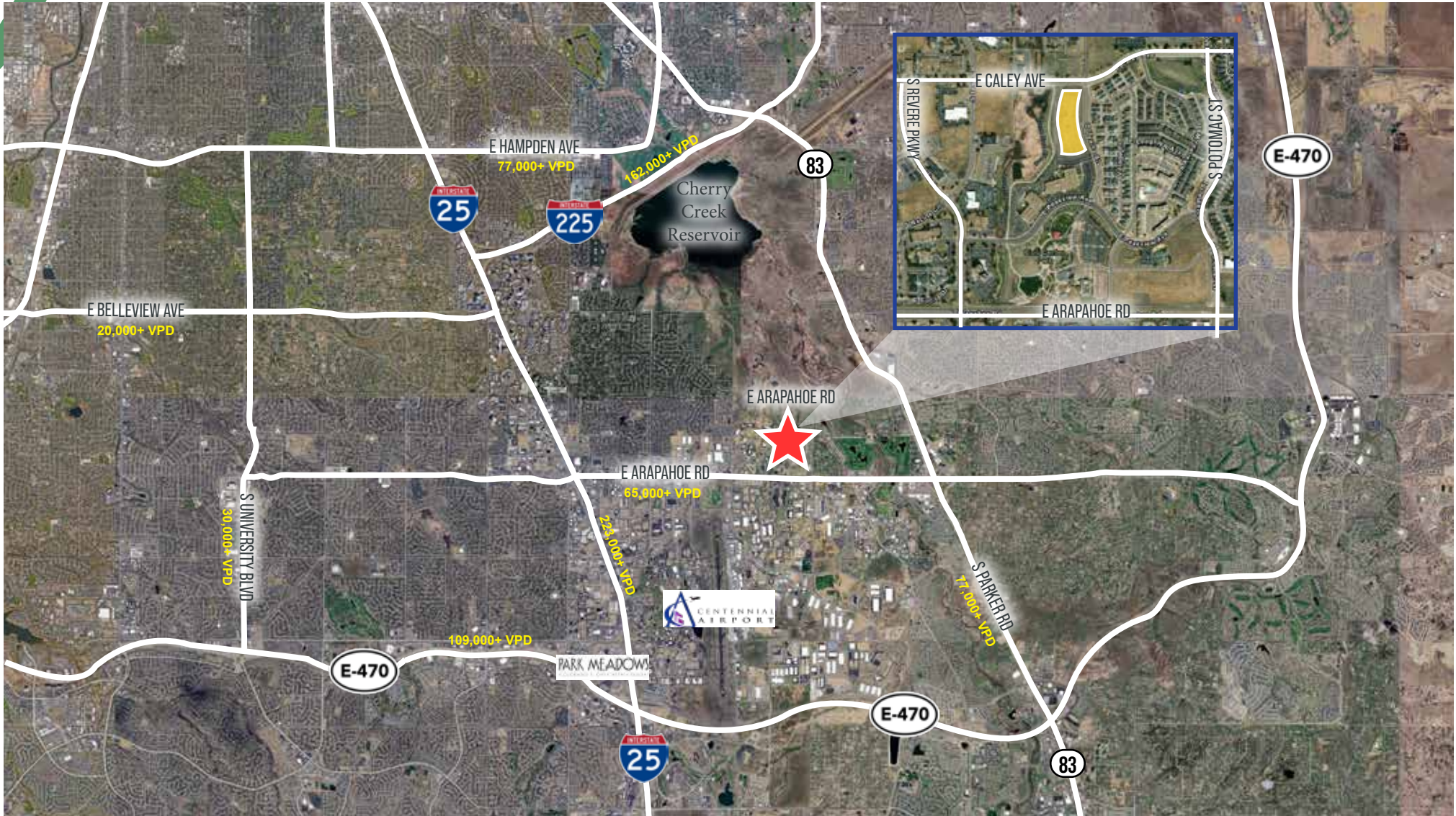
36 MINUTES
DENVER INTERNATIONAL AIRPORT (DIA)

PROPERTY DETAILS



6403 S UVALDA STREET, CENTENNIAL, CO 80111

ACCESS MAP



PETER BEUGG, SIOR
303.957.5320
peter.beugg@streamrealty.com

DOMINIC DIORIO, SIOR
303.957.53201
dominic.diorio@streamrealty.com

TYLER REED, SIOR
303.957.5319
tyler.reed@streamrealty.com

BUZZ MILLER
303.957.5302
buzz.miller@streamrealty.com

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