

# FLEX CONDO FOR SALE

LEASE W/ PURCHASE OPTION AVAIL.

11211 E. ARAPAHOE RD., UNIT 6,  
CENTENNIAL, CO 80112



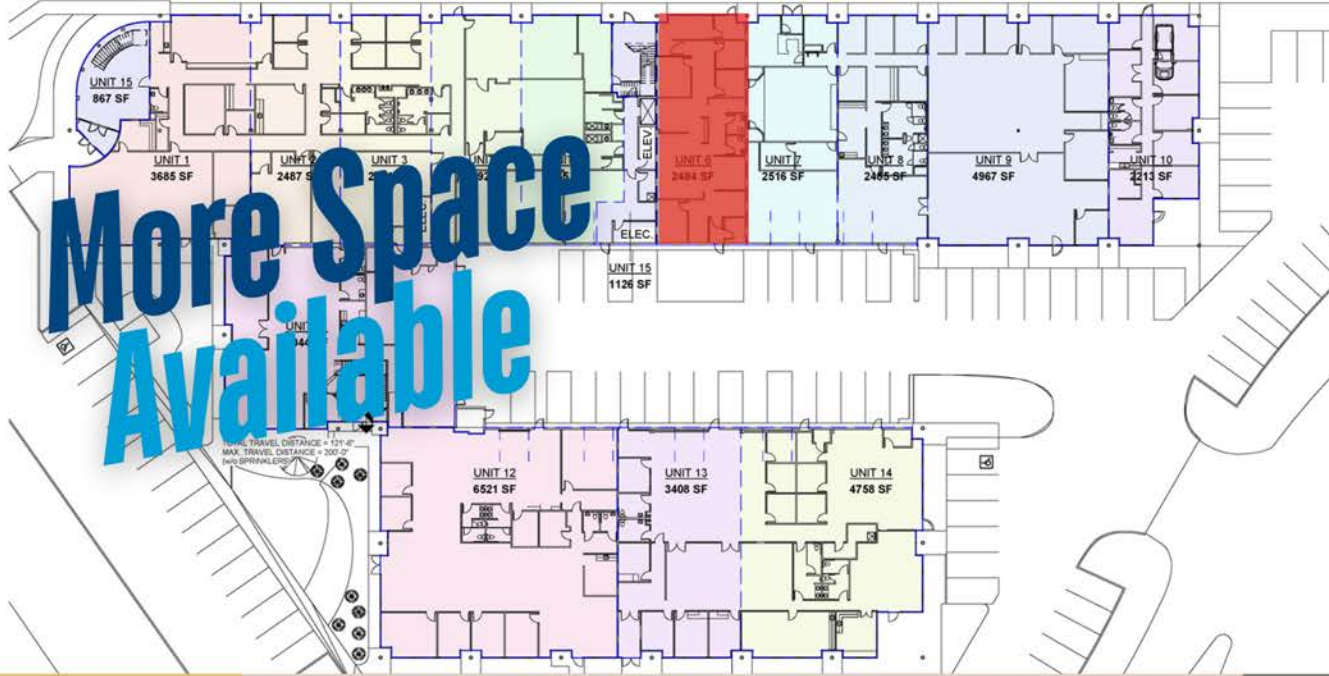
**2,500 SF**



**MAKERS COMMERCIAL**  
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Asking Price:

**\$587,500**

\*\*Note: Sales price is quoted as of a Nov., 2025 sale date. Seller forced to hold the property until then; however lease w/ purchase option can be negotiated w/ favorable terms.

## RARE Flex/ Office Unit



Drive-In  
Loading



15' Clear  
Height



2,500 SF



Zoning:  
BP-75



Ample  
Parking



Close to many  
amenities



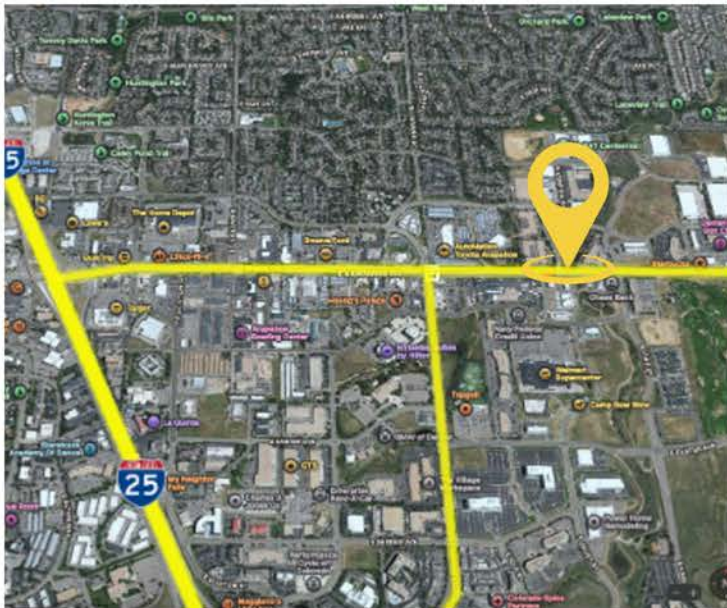
Lots of Uses  
Permitted

## UNIT INCLUDES:

- Private Entry
- Private restrooms (2)
- 2 private offices
- Conference room
- Large power supply
- Warehouse
- Drive in garage door (10'x12')
- Separately metered
- Rear loading

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## Site Plan



### PROPERTY DESCRIPTION

Discover this versatile 2,500 SF office and warehouse flex space, designed to meet the needs of your business. Approximately 30% office space and 70% warehouse space, making it ideal for a wide range of commercial uses.

#### Key Features:

- Private entry, 2 private restrooms, and a break room
- 15' clear height ceilings
- Drive-in garage door loading (10' x 12' door)

#### Location Highlights:

- Situated at the hard corner of Arapahoe and Lima, this property offers visibility and accessibility. Its prime location is just 1 mile from I-25, providing seamless connectivity to the greater Denver metro area. Nearby amenities include a variety of restaurants, entertainment options, and transportation hubs, making it convenient for employees and clients alike.

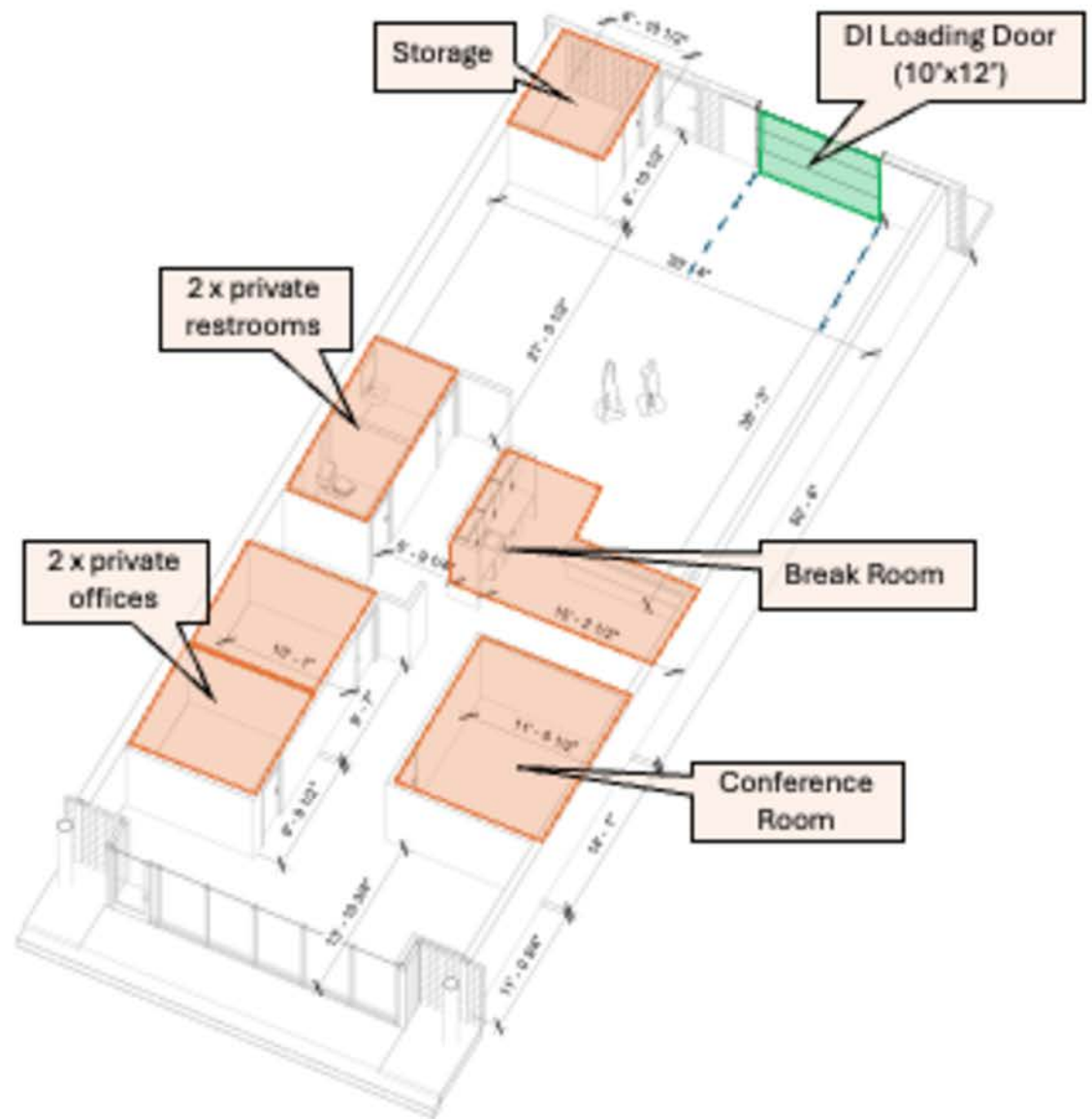
Whether you're expanding your operations or looking for a strategic location for your business, this property is ready to accommodate your needs. Contact us today to schedule a tour and explore its potential!

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# Floor Plan

## FLOOR PLAN SPECS:

- Private entry
- Private entry lobby
- 2 Private restrooms
- Drive-in loading door (10'x12')
- Warehouse
- Storage
- 2 Private offices
- Conference room
- Break room



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### CLOSE PROXIMITY TO NUMEROUS AMENITIES INCLUDING:

- 1.3 miles to I-25
- 3.5 miles to Park Meadows Shopping Center
- 3.4 miles to 470
- 4 miles to I-225
- 3-5 mins to the DTC
- 18 mins to Downtown Denver



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