

# 3<sup>RD</sup> FLOOR PREMIUM OFFICE SPACE FOR LEASE

8001 InterPort Boulevard | Suites 320 and 350 | Englewood, CO 80112



Exclusively Marketed By BA Group Advisors

**IVER RETRUM**  
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Broker Associate  
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This beautiful three-story office building is located at the Centennial InterPort Business Campus at Centennial Airport, in South Metropolitan Denver. With dramatic 3rd floor views of the Rocky Mountains and private jet ramp and airport, this is a one-of-a-kind opportunity to locate your business.

Convenient location to E-470 (less than a 5-minute drive), I-25 (less than a 5-minute drive), and Downtown Denver (approximately 30-minute drive), makes this location ideal for commuting. The facility serves as both an office building as well as General Aviation terminal (operated by Signature Flight Supports).

The Centennial InterPort business campus location is also very popular with the corporate office market sector, family offices, and corporate executives looking for an office location that is convenient to their personal aviation transportation.

South Suburban Denver/Lone Tree is slated as one of the fastest growing communities in Colorado, with executive-level employment, public transportation, shopping, fine dining, and year-round activities.

## 10,998 sf of Prime Office Space.

### Suite 320

1,740 square feet with 5 private offices, a large reception/sitting area, and "A" class finishes. The views afforded are rare and highly sought after west-facing, overlooking the west runways, city, and views of the mountains.

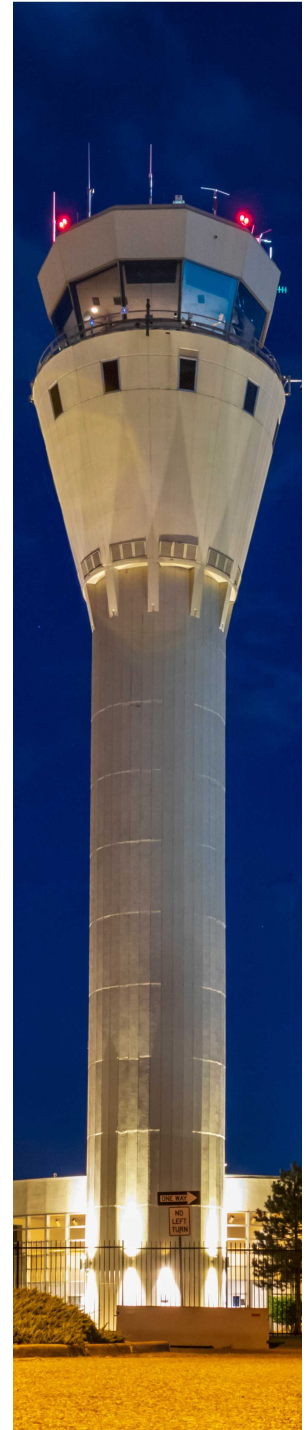
### Suite 350

9,258 square feet of space, with 22 private offices, a large reception/sitting area, 5 bull-pen/open areas, 2 storage rooms (1 is secured with locks), 1 locking server room, a spacious work/copy room, spacious kitchen, front and rear entry access, and a large conference room.

### Other Features Include

- Keyless Door System
- Ample parking
- Divisible floorplan (Suite 350)
- This offering is a sublease with a possibility to convert to direct lease with landlord

**Call Listing Agent for Lease Rates and Term Available February 2023**





### **Centennial InterPort**

Centennial InterPort is a 125-acre master planned aviation and business campus located at Centennial Airport in Englewood, CO. The campus is conveniently located on the south end of Centennial Airport with direct access to E-470 and I-25.

InterPort offers a unique and intriguing work environment, allowing tenants to locate and office adjacent to their personal transportation.

### **Centennial Airport**

As one of the nation’s busiest airports, Centennial Airport is located in the heart of the Denver Tech Center. It generates \$1.39 billion annually statewide and sustains 7000 employment positions. It is surrounded by 23 business parks and 6,000 businesses that produce more than 27 percent of the state’s GDP. In addition, Centennial is an international general aviation airport with continuous U.S. Customs services.



# AVAILABLE SPACES

OneInterPort  
8001 Interport Boulevard | Englewood, CO 80112



## Available Spaces

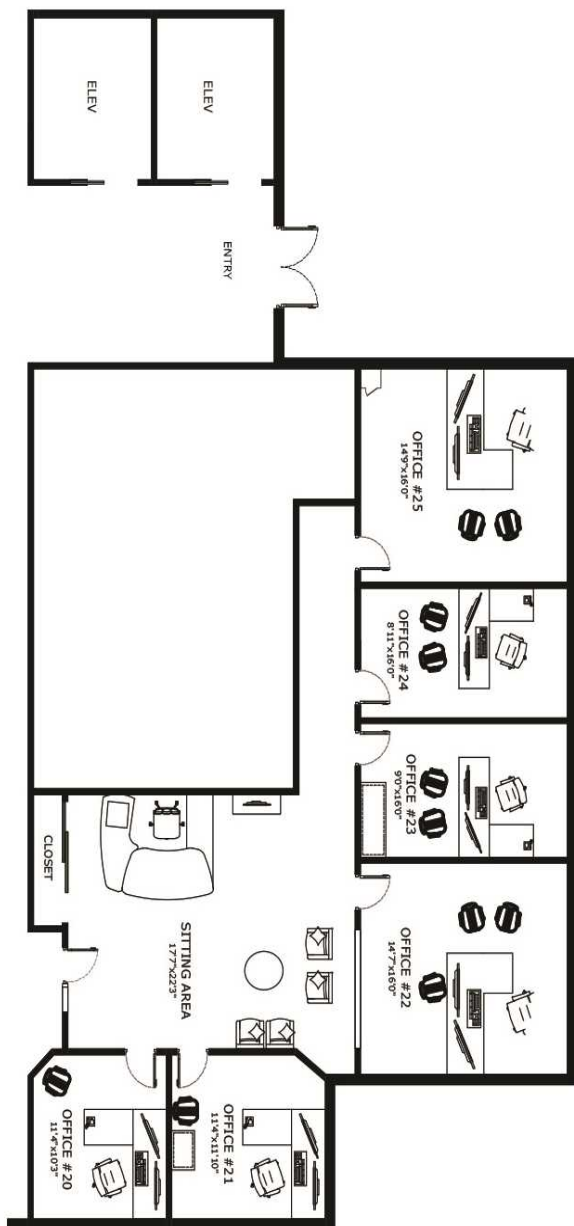
Space	Size	Term	Rate	Space Use	Condition	Available
320	1,740	3 Years	\$28 /yr	Office	Good	Yes
350	9,258	3 Years	\$37 /yr	Office	Good	Yes



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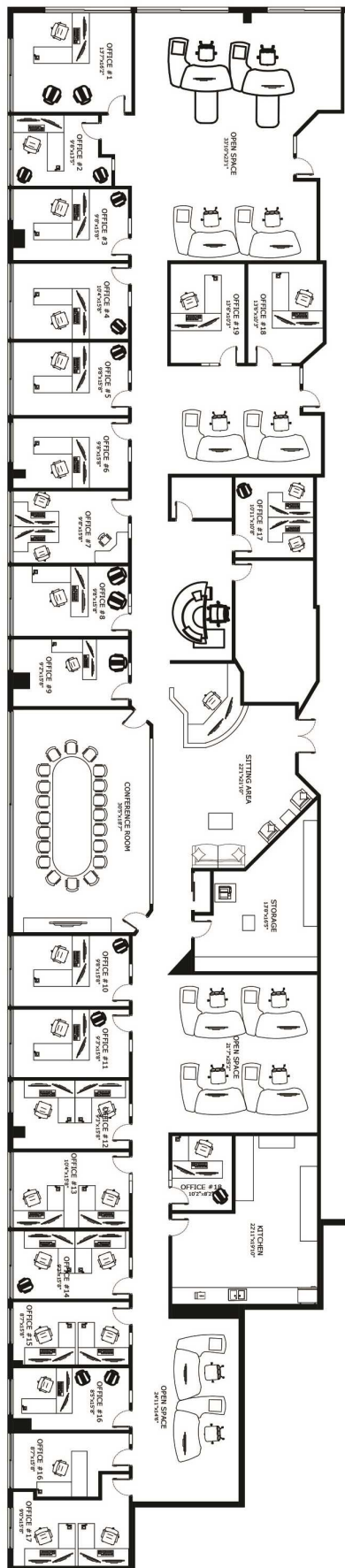
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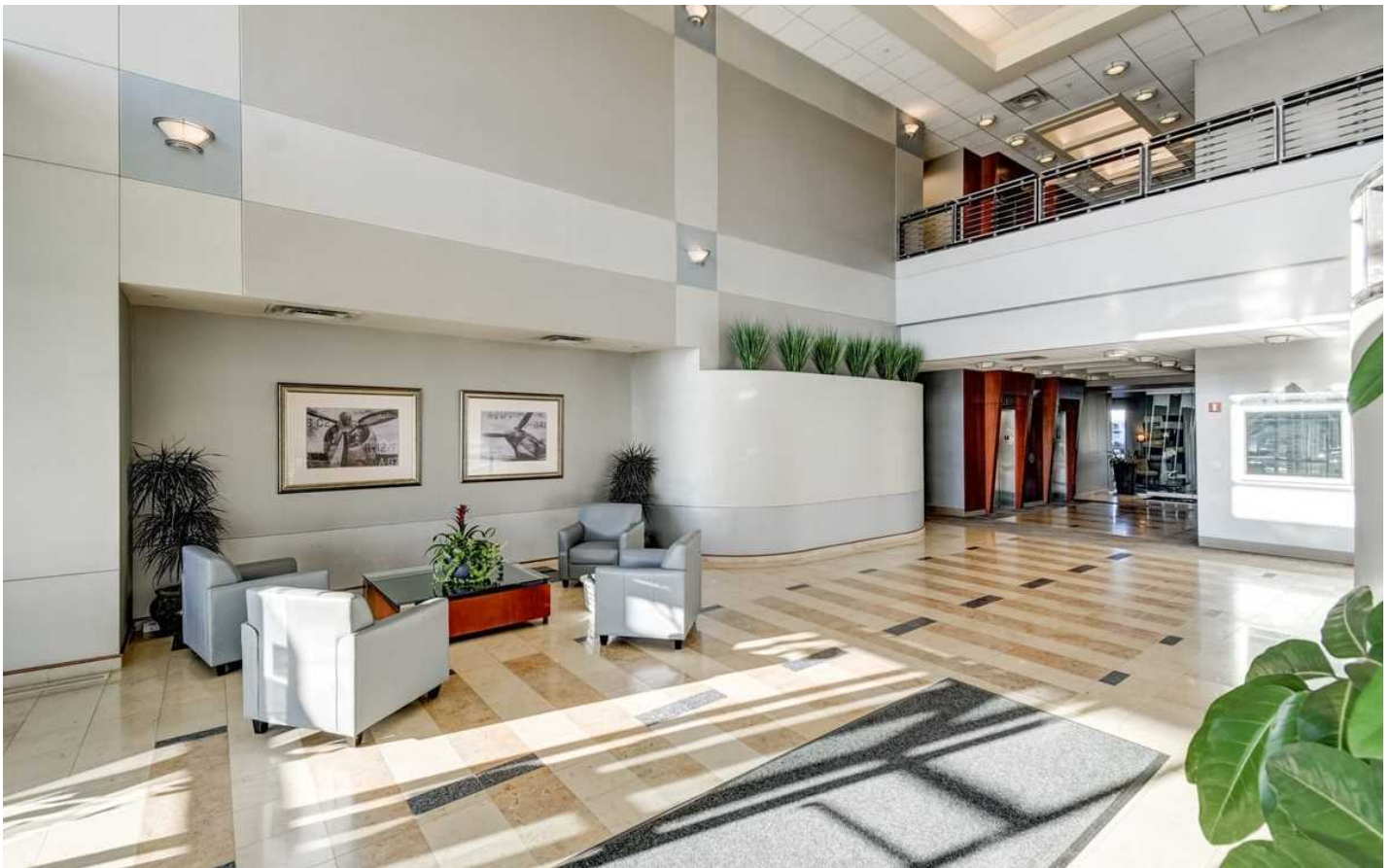
## Suite 320 Floorplan

- 5 Private Offices
- Large Reception Area
- A Class Finishes
- Highly Sought After View
- West-Facing
- Overlooking West Runway
- Mountain Views



## Suite 350 Floorplan

- 22 Private Offices
- Large Reception Area
- 5 Bullpen/Open Areas
- 2 Storage Rooms
- 1 Locking Server Room
- Spacious Copy Room
- Spacious Kitchen
- Large Conference Room



# PROPERTY PHOTOS

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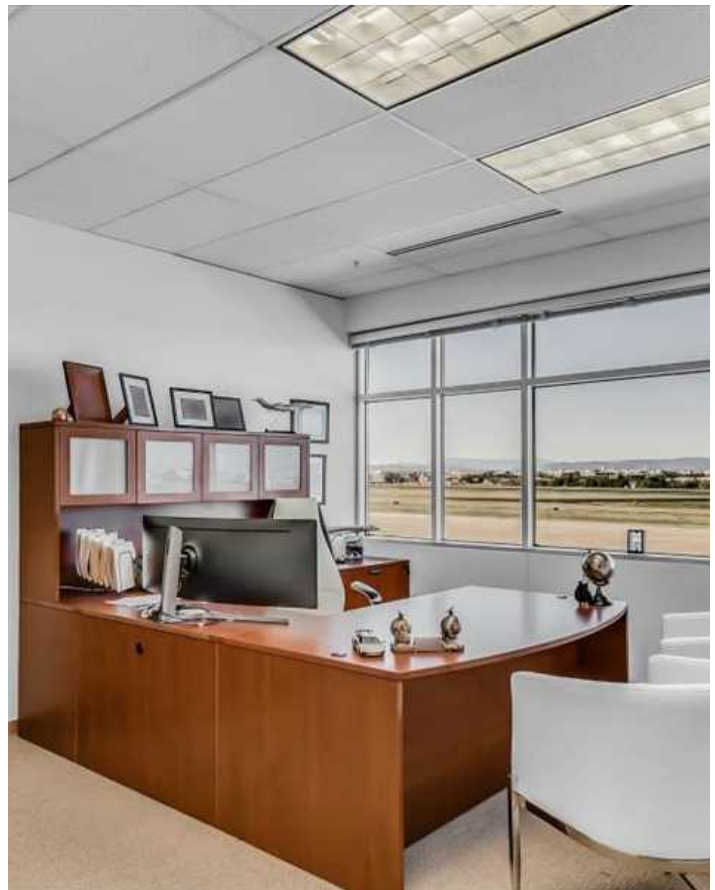


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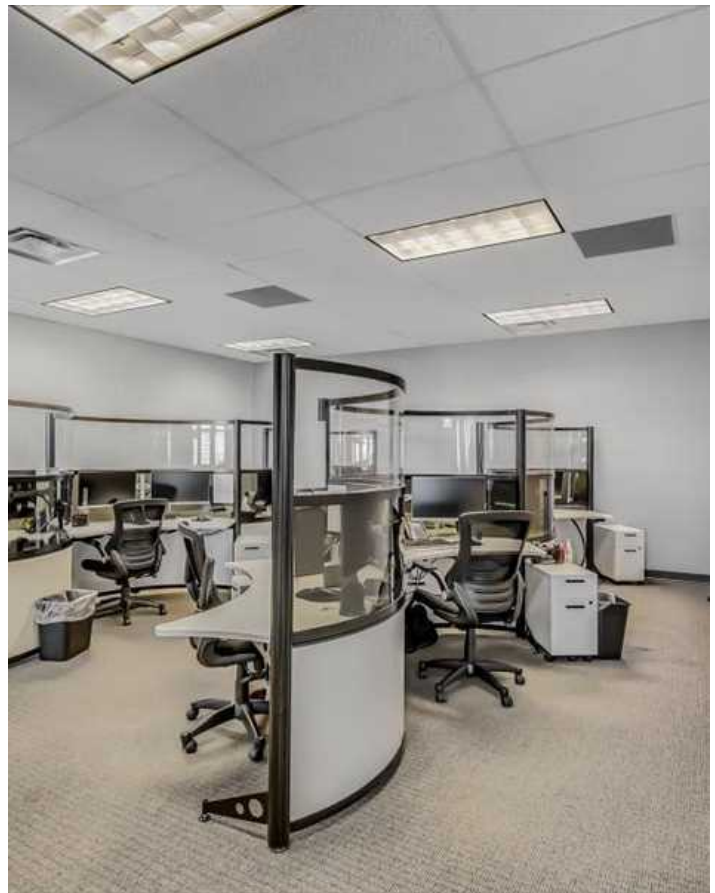
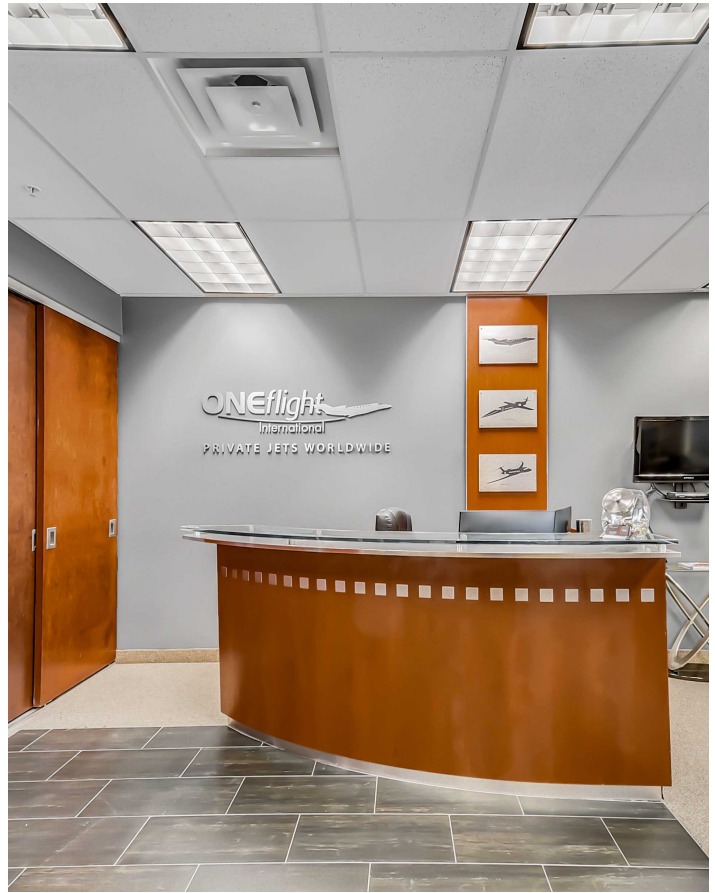






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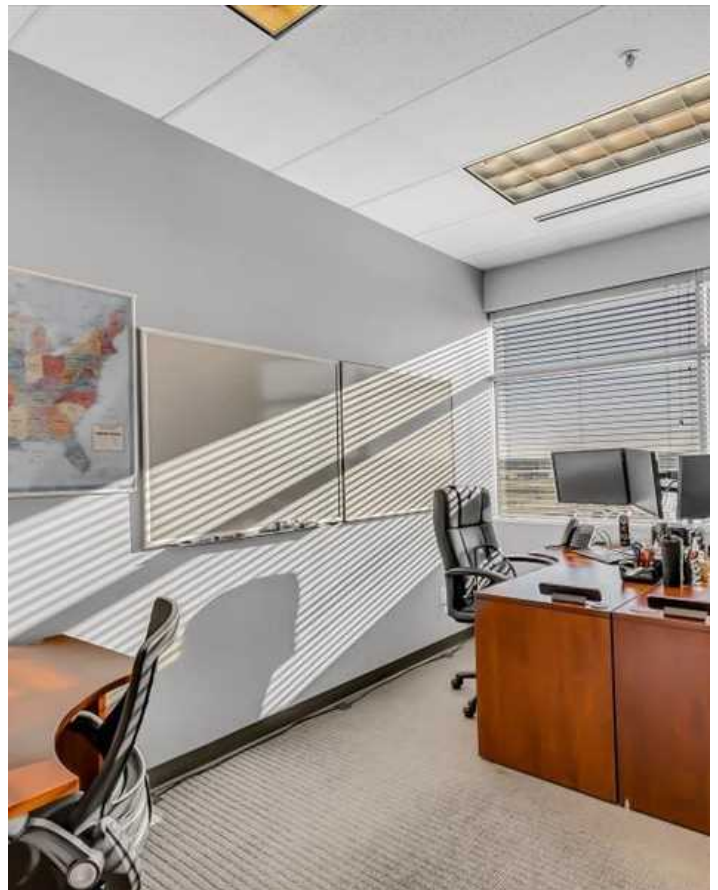
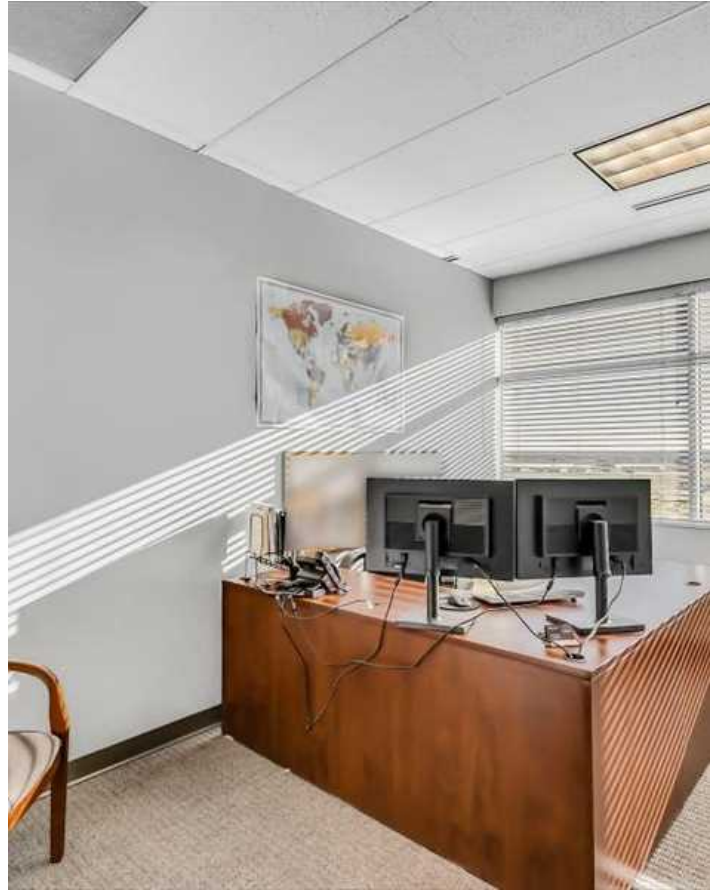
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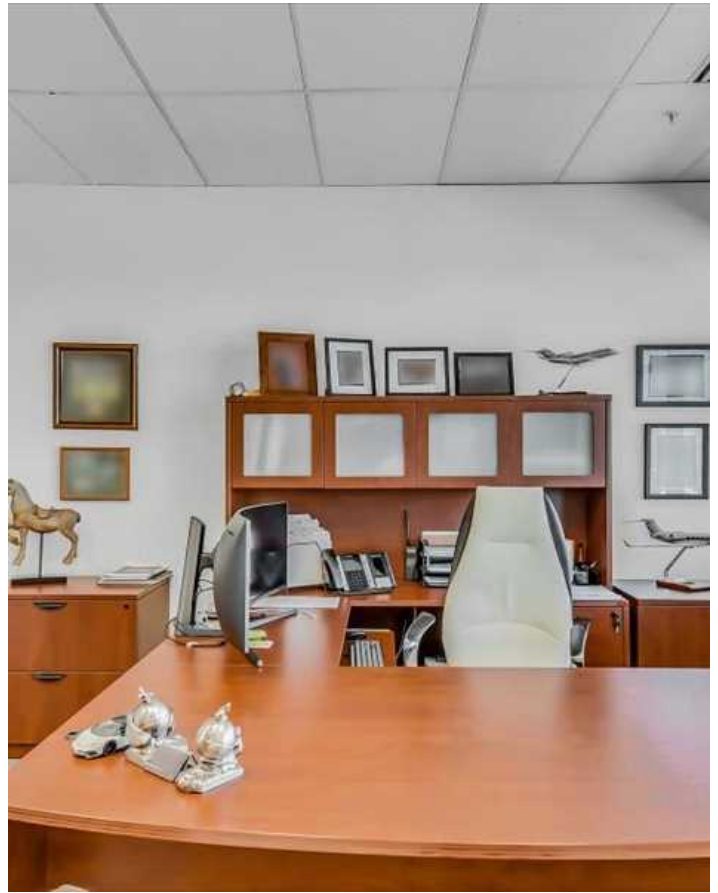
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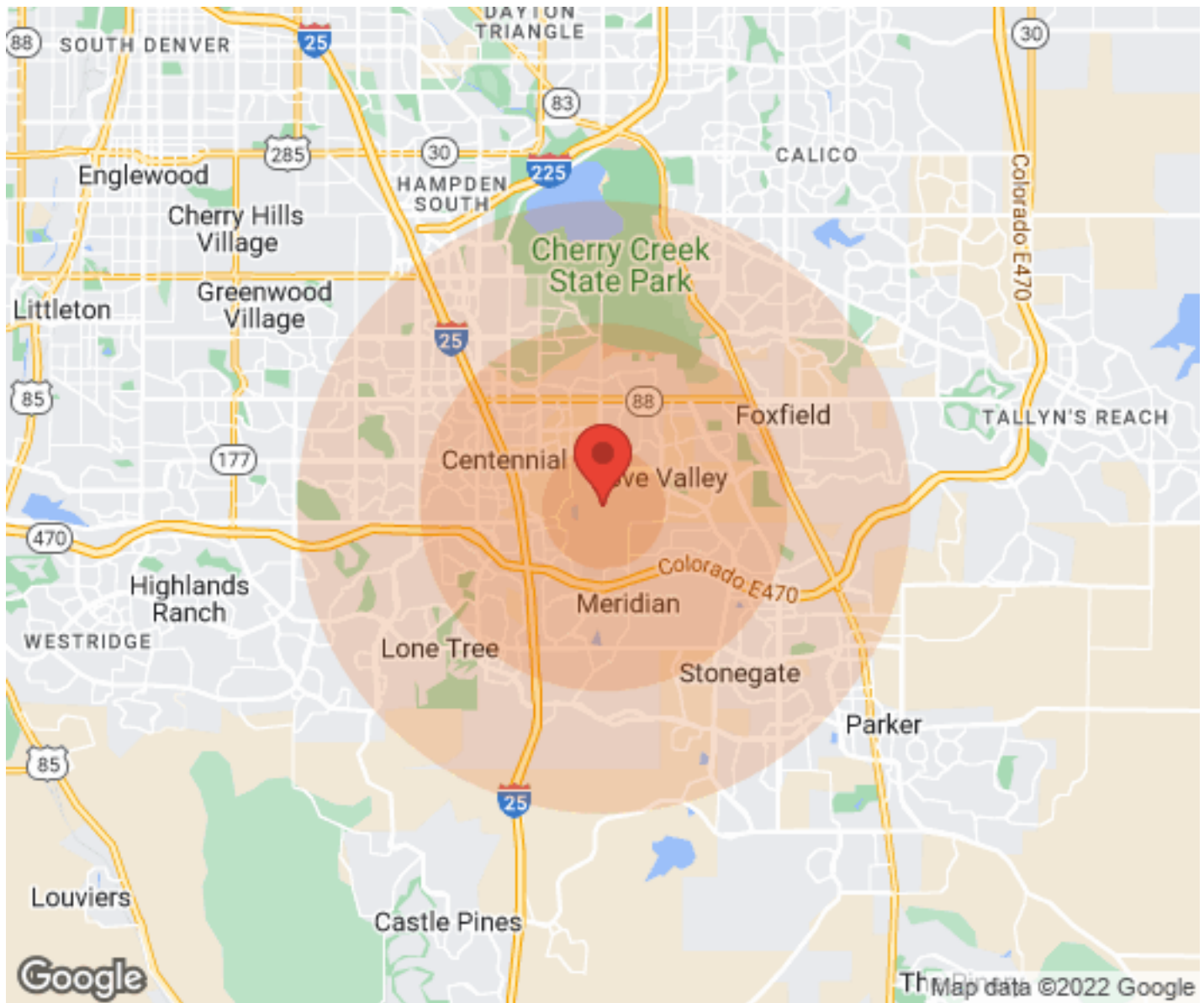




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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	1,929	25,427	92,824
Female	1,905	24,220	93,345
Total Population	3,834	49,647	186,169

<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	778	9,415	37,828
Ages 15-24	460	6,538	27,163
Ages 55-64	395	6,270	24,243
Ages 65+	471	8,463	28,749

<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	3,446	42,190	165,132
Black	54	1,536	3,853
Am In/AK Nat	N/A	29	92
Hawaiian	N/A	N/A	N/A
Hispanic	318	4,158	12,032
Multi-Racial	356	5,340	14,570

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$84,113	\$76,891	\$94,130
< \$15,000	142	1,354	3,399
\$15,000-\$24,999	21	895	2,818
\$25,000-\$34,999	47	1,635	3,975
\$35,000-\$49,999	211	2,951	7,573
\$50,000-\$74,999	283	4,261	12,077
\$75,000-\$99,999	374	3,013	10,791
\$10,000-\$149,999	369	3,213	15,383
\$150,000-\$199,999	144	1,502	7,841
> \$200,000	64	1,728	7,515

<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	1,959	21,083	73,960
Occupied	1,834	19,906	70,685
Owner Occupied	1,131	11,667	50,882
Renter Occupied	703	8,239	19,803
Vacant	125	1,177	3,275

# AVIATION REAL ESTATE - SIMPLIFIED®



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