

SOUTHEAST DENVER'S BEST LOCATED BUSINESS PARK

7191 S. BLACKHAWK ST. • CENTENNIAL, CO 80112
BLDG. 173 • 120,582 SF AVAILABLE • FOR LEASE



ENCOMPASS
IN ALL DIRECTIONS
• BUSINESS PARK •

WWW.ENCOMPASSPARK.COM



• BUILDING INFORMATION •

- * Available: 120,582 SF
- * Divisible: +20,000 SF
- * Office: 4,794 SF
- * Clear Height: 28'
- * Loading: 10 Dock High, 3 Drive-In & 20 Knockouts
- * Parking: 1,381,000 (More Available)
- * Column Spacing: 52' x 50'
- * Speed Bay: 52' x 60'
- * Power: 3,300 Amps Remaining (More Available)
- * Zoning: PUD
- * Sprinkler: ESFR
- * Lease Rate: Contact Broker
- * Estimated Expenses: \$7.35/SF (2026 Est.)
- * Mill Levy: 111.350

• HIGHLIGHTS •



Flexible Zoning



Central Southeast
Location



Less than 1-Mile to
Centennial Airport



Great Neighborhood
Amenities



Easy Access to I-25,
E-470 & Parker Rd.



Annexed & Zoned in
Centennial



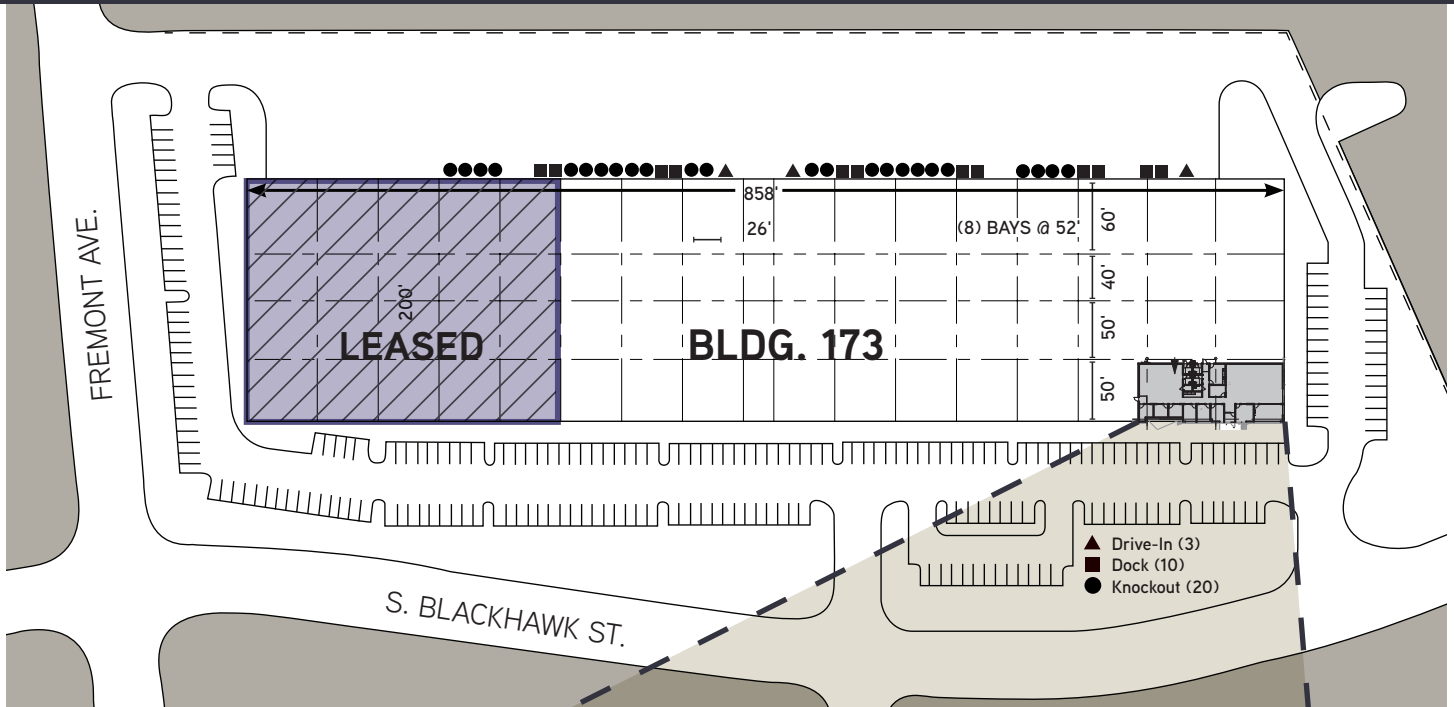
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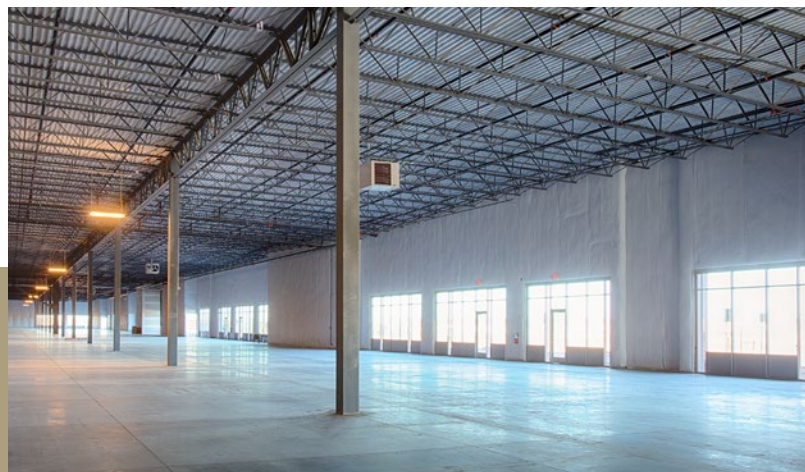
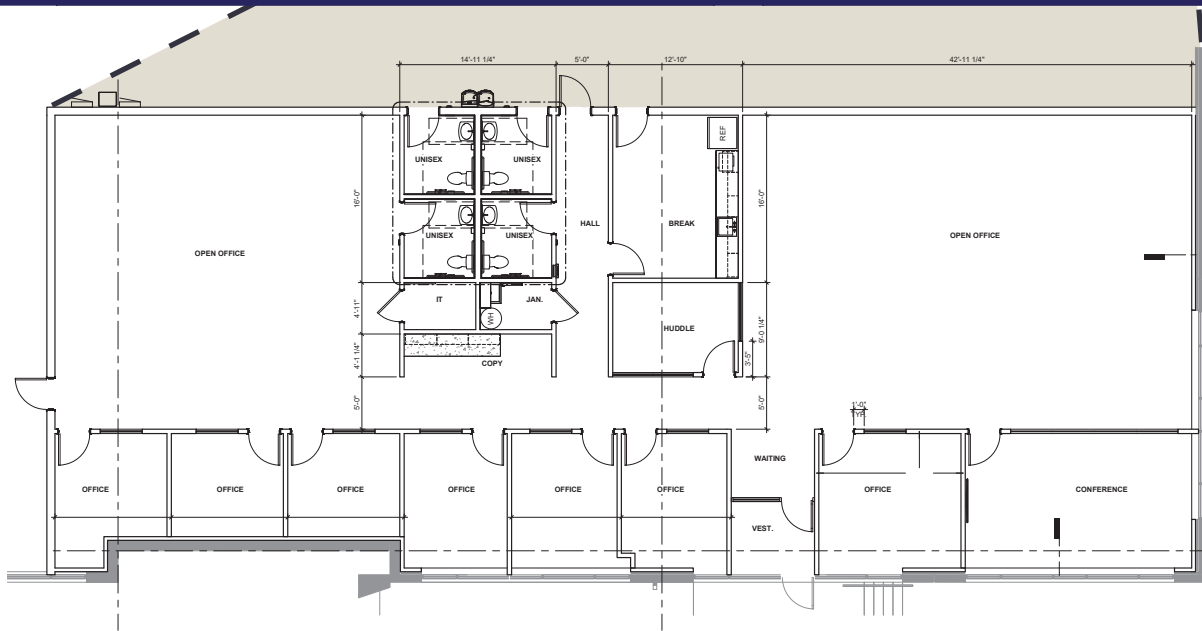
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• BLDG. 173 • 141,641 SF AVAILABLE • FOR LEASE •



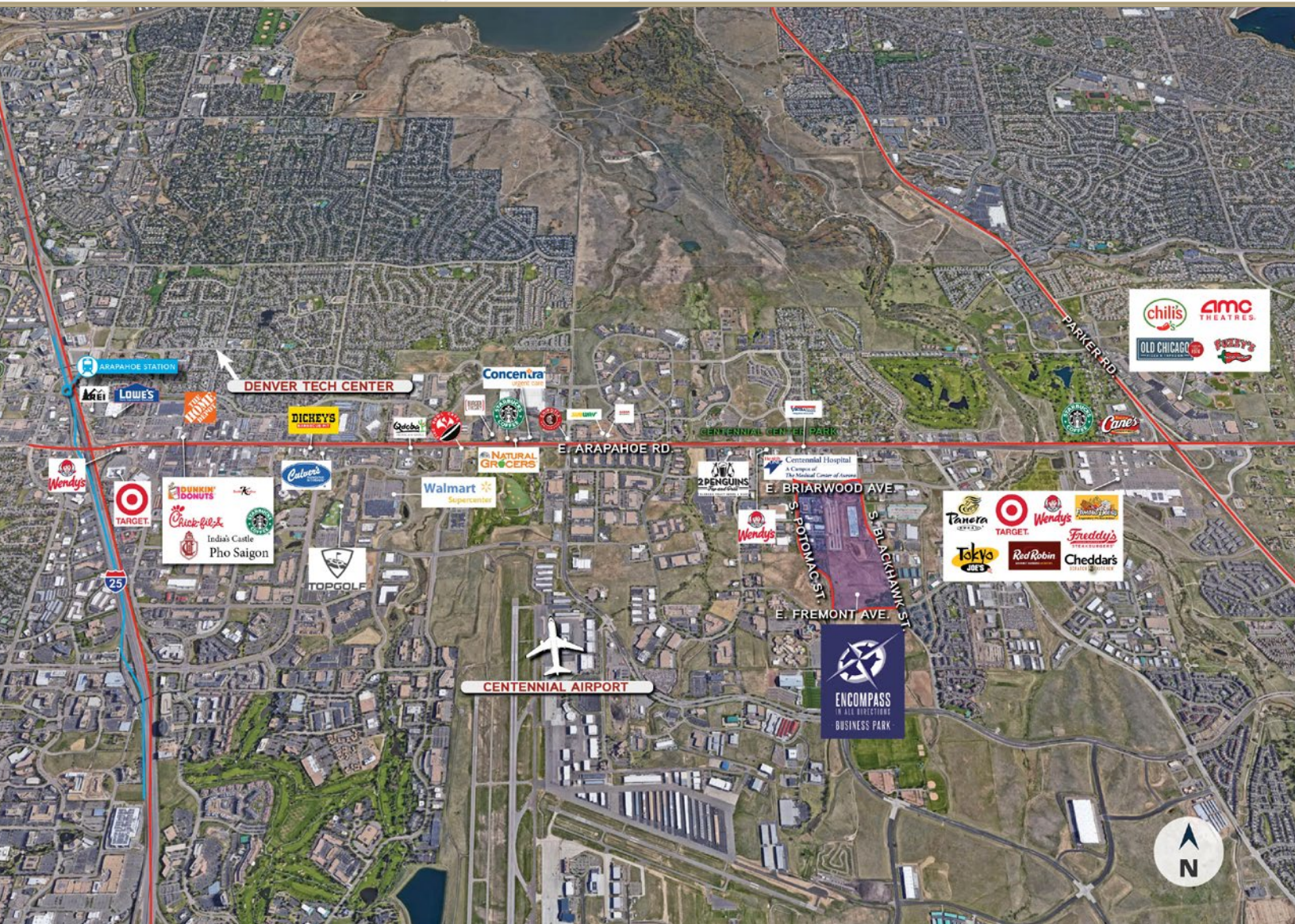
• 4,794 SF SPEC SUITE UNDER CONSTRUCTION •



LOCATION OVERVIEW

DRIVE TIMES/ACCESS	MILES	TIME
Arapahoe Road	0.4	1 min.
Parker Road	2.1	4 min.
Centennial Airport	2.0	5 min.
I-25	3.6	6 min.
C-470	3.7	10 min.
Downtown Denver	18.4	25 min.
DIA	27.7	32 min.
Colorado Springs	58.4	60 min.

AMENITY RICH AREA



BUILDING 173 • S. BLACKHAWK ST. • CENTENNIAL, CO 80112

ENCOMPASS IN ALL DIRECTIONS

Encompass Business Park represents over 60 Acres in Centennial, Colorado designated for industrial, flex and office buildings. Known as Southeast Denver's most amenity rich business park, Encompass has the ability to accommodate tenants of many uses and sizes. The park provides convenient

access to the entire Southeast as well as Metro Denver and will be the price leader in providing new state-of-the-art facilities. Encompass differentiates itself with its amenity-rich location and the capability to grow users within the park in multiple buildings.



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