SOUTHEAST DENVER'S
BEST LOCATED BUSINESS PARK

7191 S. BLACKHAWK ST. • CENTENNIAL, CO 80112
BLDG. 173 • 15,339–52,583 SF AVAILABLE • FOR LEASE

ENCOMPASS
IN ALL DIRECTIONS
· BUSINESS PARK ·

WWW.ENCOMPASSPARK.COM



• BUILDING INFORMATION •

Available:	67,922 SF
Divisible:	+15,339 SF
Office:	4,794 SF
Clear Height:	28'
Loading:	Varies per Space
Parking:	1.38:1,000 (More Available)
Column Spacing:	52' x 50'
Speed Bay:	52' x 60'
Power:	2,700 Amps Remaining
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

Colliers

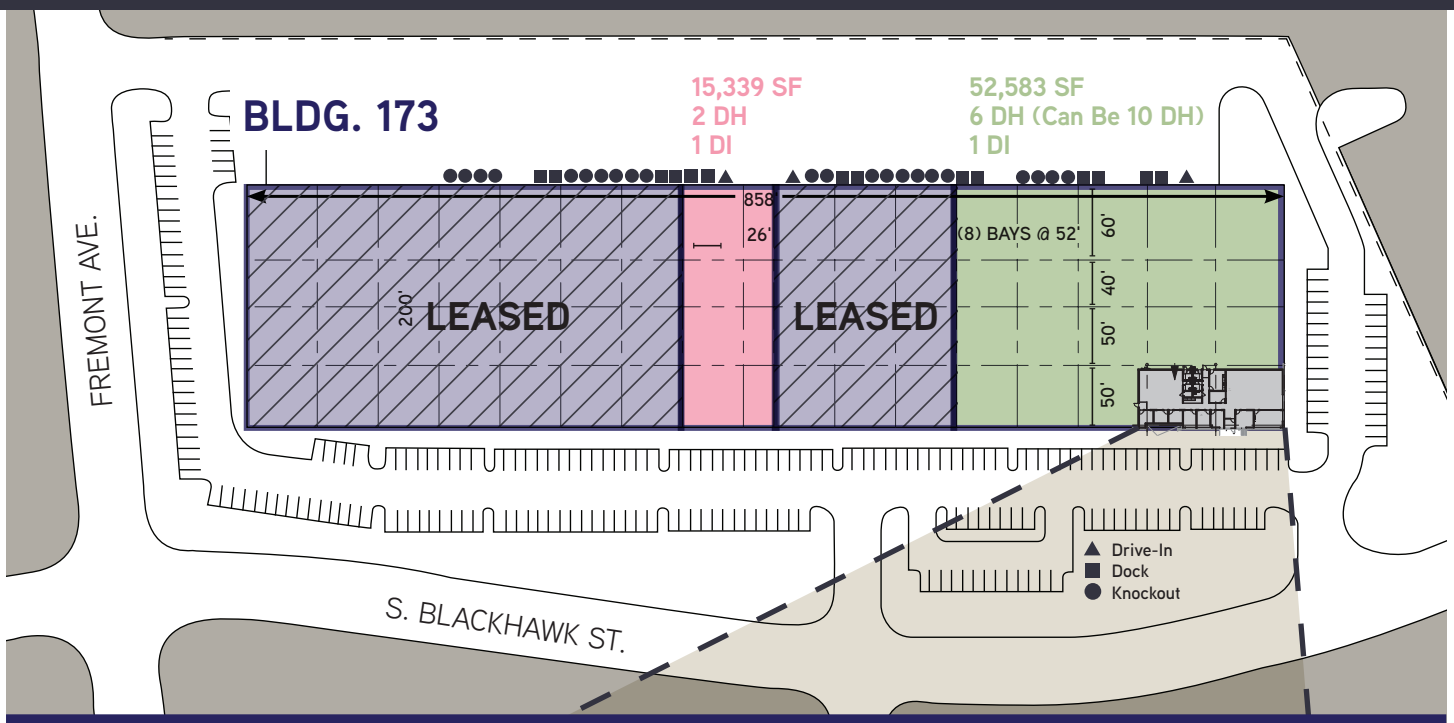
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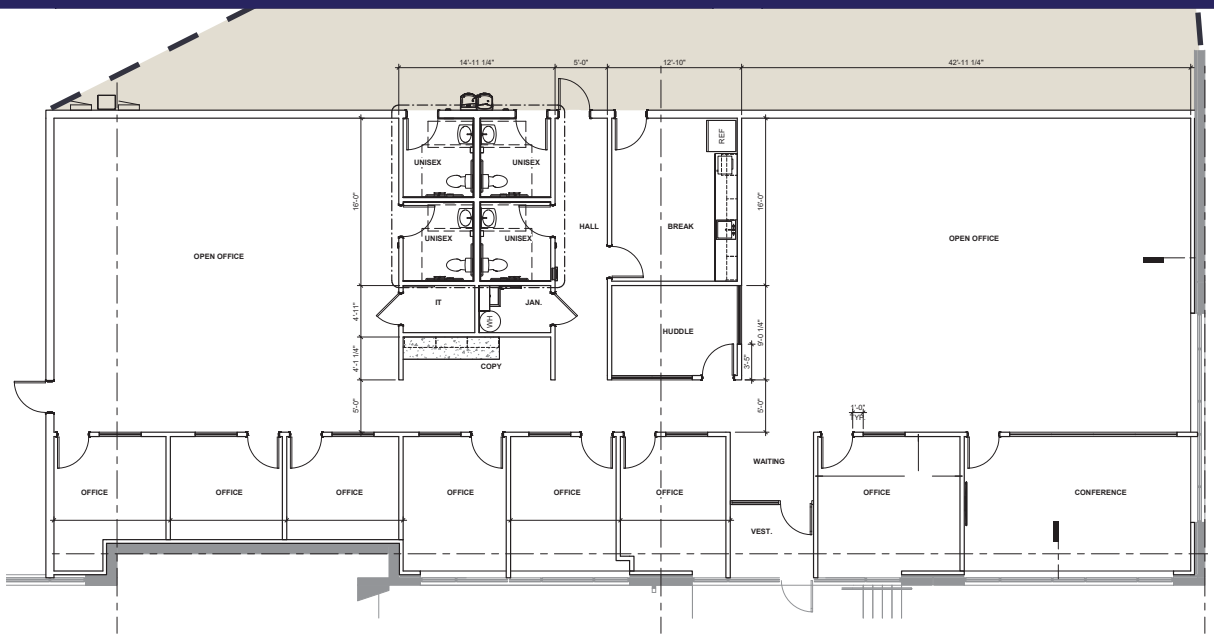
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CENTRAL DEVELOPMENT

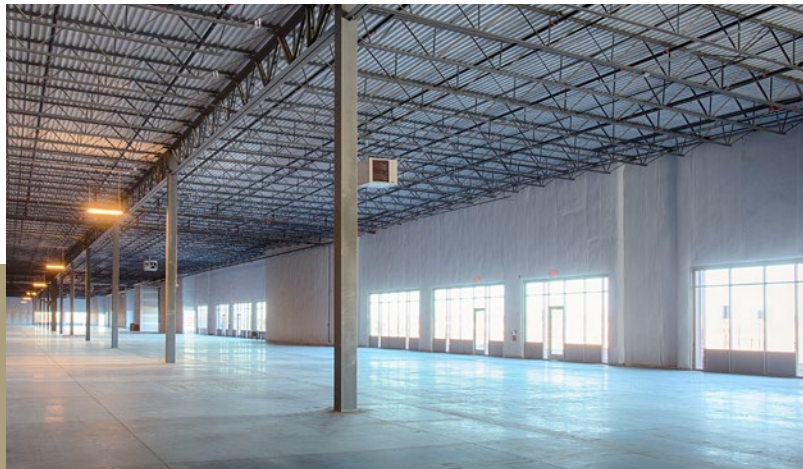
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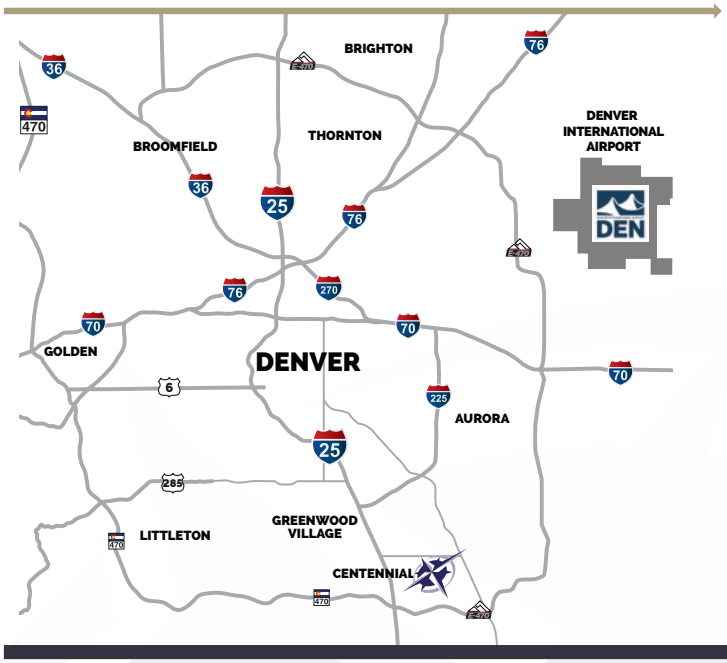


• 4,794 SF SPEC SUITE UNDER CONSTRUCTION •









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



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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