

ARAPAHOE CORPORATE PARK I

OFFICE/WAREHOUSE FOR LEASE



12503

E. EUCLID DR.
UNIT 35
CENTENNIAL, CO 80111



AVAILABILITY INFORMATION

AVAILABLE:	30 Days
SIZE:	2,747 SF
OFFICE:	40%
BASE RENT:	\$14.75/SF NNN
2026 NNN:	\$7.69/SF
MONTHLY RENT:	\$5,136.89
LOADING:	1 Drive-In
CLEAR HEIGHT:	±13' in Warehouse
PARKING:	Free Uncovered, Surface
SPRINKLERED:	Fully

HIGHLIGHTS

- Arapahoe Corporate Park features a professional business park atmosphere, excellent location, and is close to both DTC and Centennial Airport
- Serviced by RTD, Arapahoe Corporate Park also has easy highway access to both I-25 and C-470
- Abundant parking
- Walking distance to numerous nearby restaurants and retail amenities



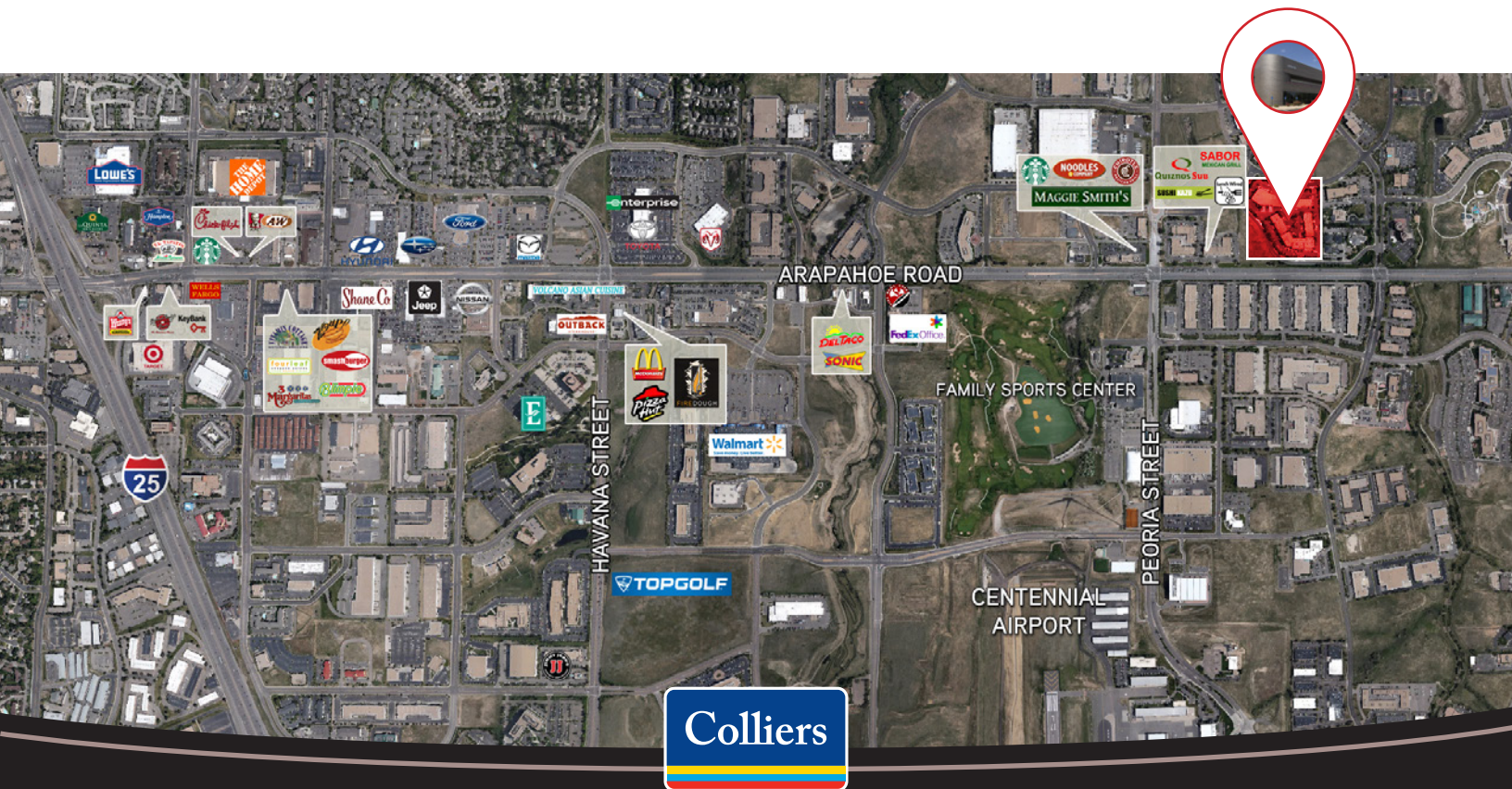
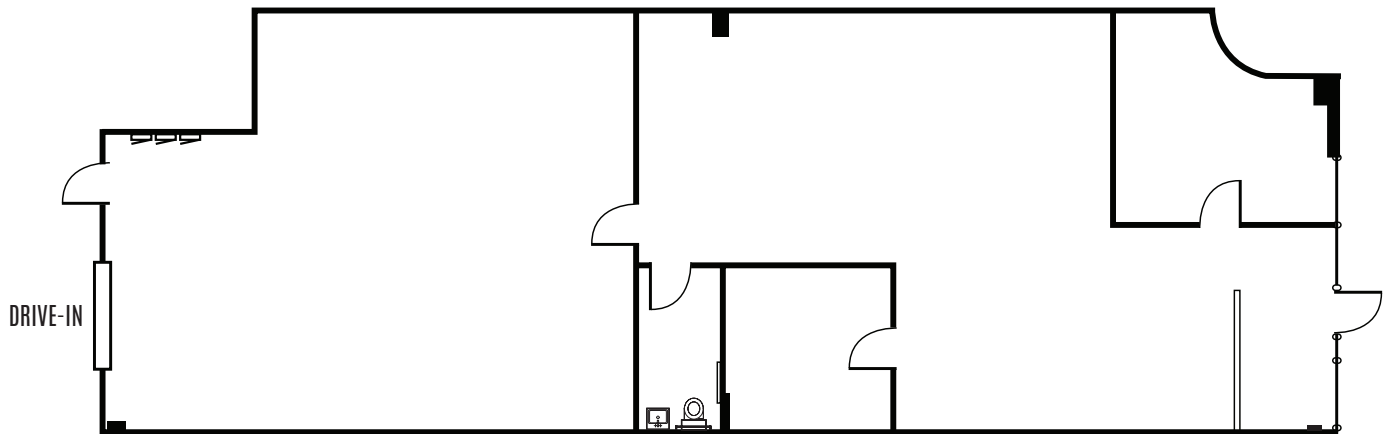
CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

NICK RICE, SIOR
+1 720 833 4620
nick.rice@colliers.com

12503 E. EUCLID DR. • UNIT 35 | CENTENNIAL, CO 80111

SITE PLAN



Colliers

COLLIERS | DENVER

4643 S. Ulster Street | Suite 1000 | Denver, CO 80237

+1 303 745 5800 fax +1 303 745 5888 | www.colliers.com/denver

No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.