

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:	1,572 SF
WAREHOUSE:	1,097 SF
BASE RENT:	\$14.50/SF NNN
2026 NNN:	\$7.69/SF
MONTHLY RENT:	\$5,079.66
LOADING:	None (Can Add)
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



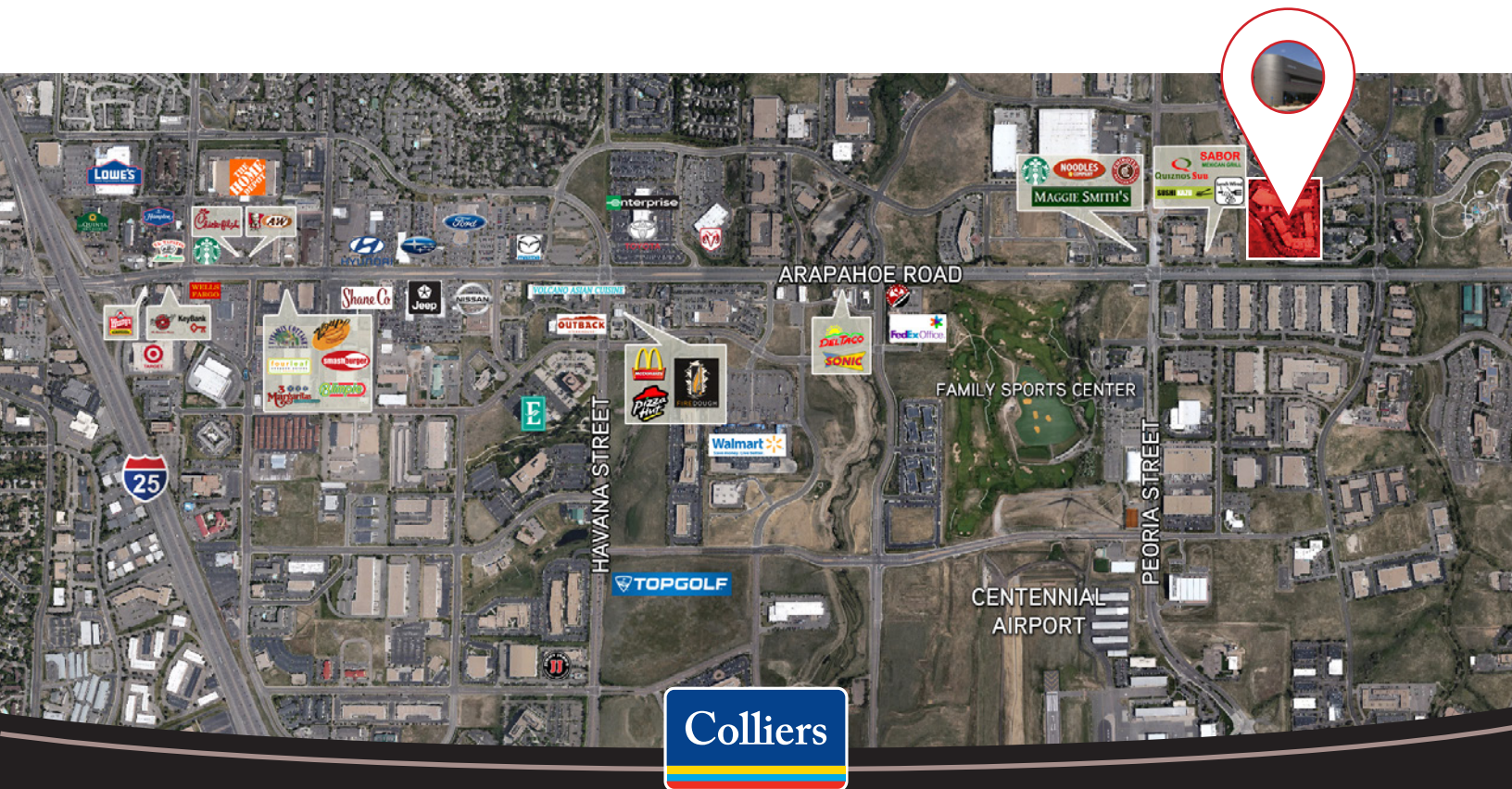
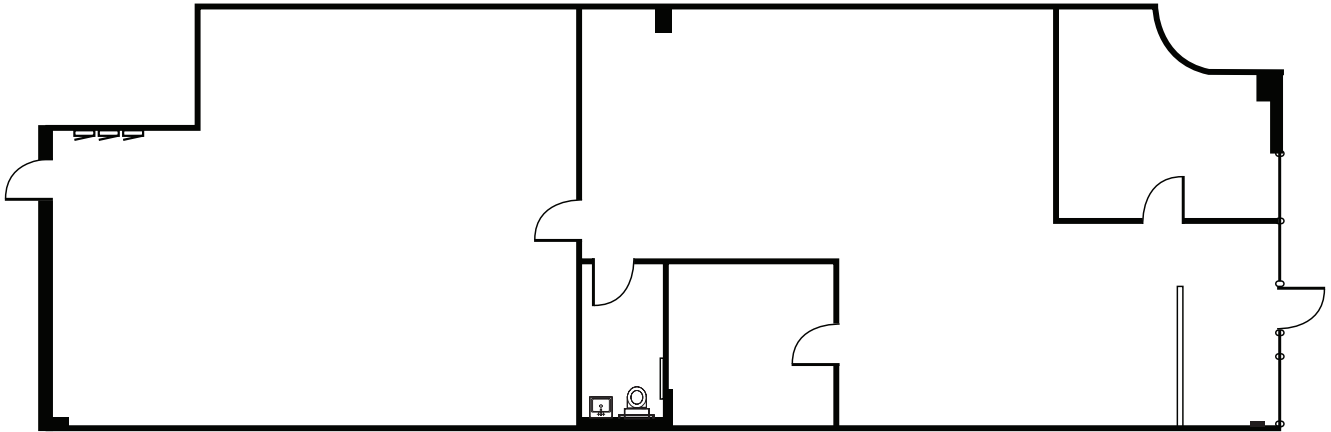
CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

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

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