

ARAPAHOE CORPORATE PARK I

OFFICE/SHOWROOM/WAREHOUSE FOR LEASE



12503

E. EUCLID DR.
UNIT 4
CENTENNIAL, CO 80111



AVAILABILITY INFORMATION

AVAILABLE:	30 Days
SIZE:	5,899 SF
OFFICE/SHOWROOM:	5,420 SF (Will Demo)
WAREHOUSE:	316 SF
BASE RENT:	\$14.25/SF NNN
2026 OP. EX.:	\$7.69/SF
MONTHLY RENT:	\$10,785.34
LOADING:	One (1) Dock High
CLEAR HEIGHT:	±12'-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
- Showroom with visibility on Arapahoe Road



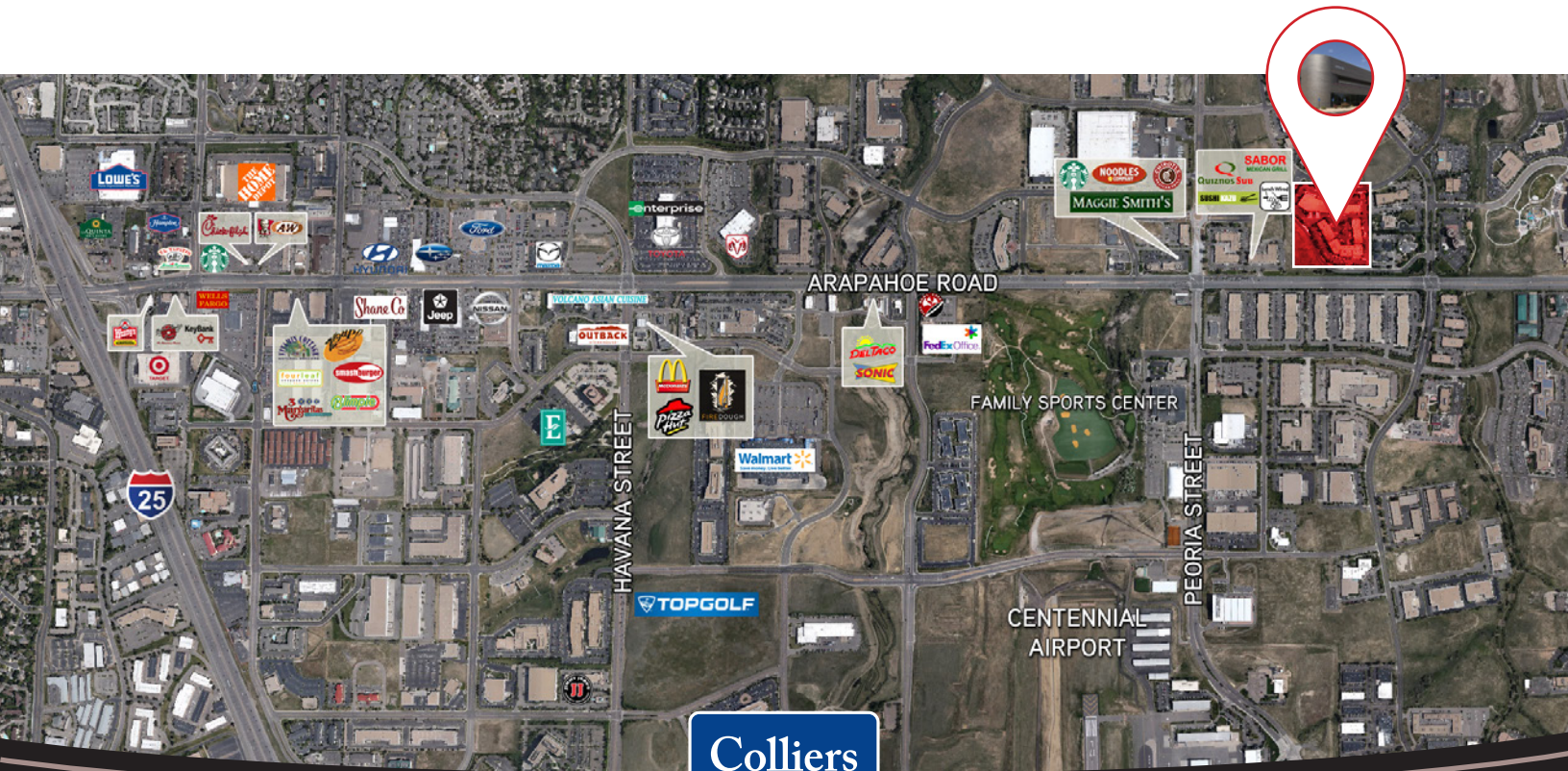
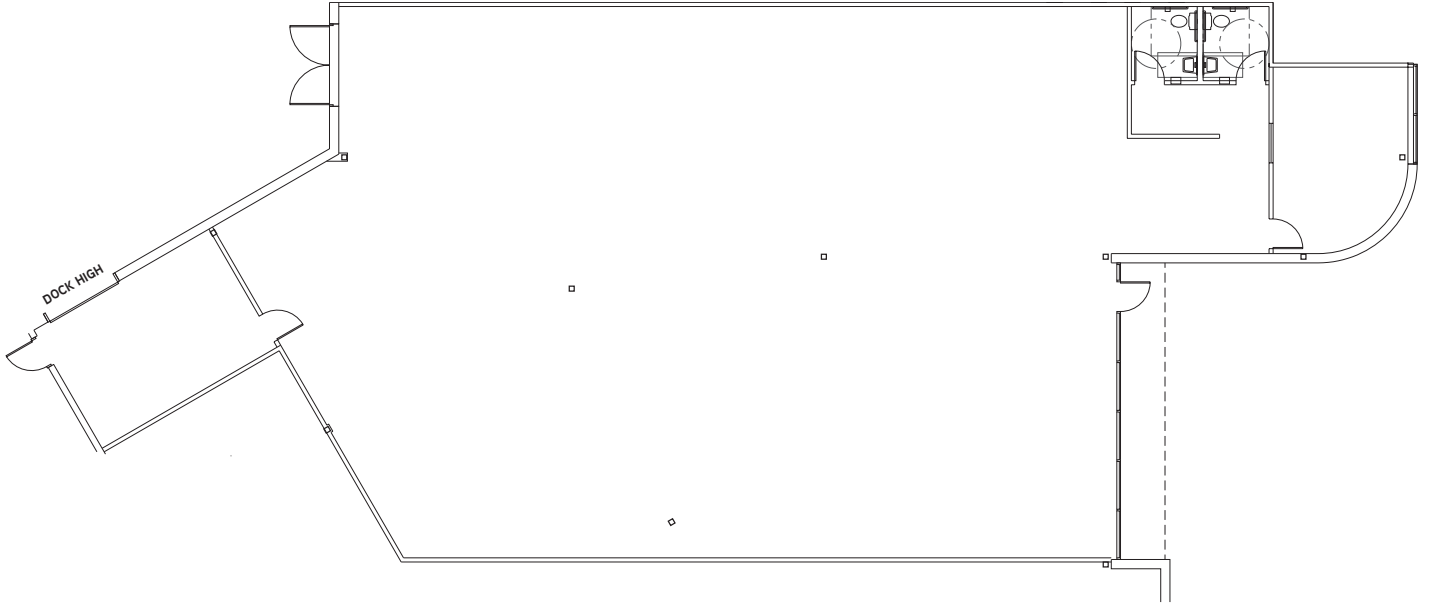
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SITE PLAN



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