

# CREEK SIDE

## CENTENNIAL TECH CENTER

CENTENNIAL (DENVER), CO

BRAND NEW, STATE-OF-THE-ART SMALL-BAY INDUSTRIAL BUILDING • ±63,271 SF  
100% LEASED TO 5 TENANTS - 6.9 YEARS WALT REMAINING • HIGHLY DESIRABLE SOUTHEAST DENVER LOCATION  
ADJACENT TO CENTENNIAL AIRPORT



# CREEKSIDE CENTENNIAL TECH CENTER

## LOCATION OVERVIEW

# EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group & Stream Realty Partners are pleased to present the exclusive opportunity to acquire **Creekside Centennial Tech Center** (the "Property"), a trophy ±63,271 SF, Class A+ small-bay industrial building located in the highly sought-after Southeast Denver submarket in Centennial, CO. Delivered in 2025, the Property is among the highest-quality shallow bay assets in the Western United States. It has been thoughtfully designed to meet evolving demand from small bay tenants, featuring dock and grade level loading, modern specifications, high-quality construction, and highly functional suite configurations.

Creekside Centennial Tech Center is 100% leased to five tenants with a weighted average lease term of 6.9 years, offering stable in-place cash flow supported by a diversified rent roll. Designed to accommodate small-bay users, the project features a highly functional and flexible suite layout, including spaces divisible to under 10,000 SF—an increasingly rare configuration within the state.

As one of the only projects in the Western U.S. to deliver this combination of features, the asset is well-positioned to capture sustained tenant demand and maintain strong occupancy over time. The building accommodates a broad range of tenants with premier small-bay functionality, including 24' clear height, ESFR fire protection, a 100' truck court with 55' speed bays, eight dock-high doors, eight drive-in doors, and 2,500 amps of power. This unique configuration enhances its ability to attract and retain a diverse tenant base, supporting long-term leasing stability and operational flexibility.

Strategically positioned within one of the fastest-growing and highest-performing industrial hubs in the Denver metro area, the Property benefits from exceptional connectivity to major transportation corridors including I-25, East Arapahoe Road, South Parker Road, and E-470. Creekside CTC is located approximately five minutes from Centennial Airport, one of the busiest general aviation airports in the United States, and is surrounded by a robust amenity base driven by the nearby Denver Tech Center, offering convenient access to dining, retail, and business services that support tenant operations and employee needs. Approximately 110k households or 257,585 people live within a 5-mile radius of the Property, providing a deep and affluent population base that supports long-term tenant demand.



## INVESTMENT THESIS

Creekside Centennial Tech Center offers a generational opportunity to acquire a newly delivered, Class A+, fully leased rare small-bay industrial asset with dock and grade loading, in one of Southeast Denver's most supply-constrained and high-performing submarkets. The Property is leased to a diversified tenant roster with 6.9 years of weighted average lease term, providing stable in-place income, reduced rollover risk, and long-term cash flow visibility. The offering is well-positioned to capitalize on sustained tenant demand for small-bay product, a segment characterized by limited new supply, strong occupancy fundamentals, and continued rent growth. Supported by its strategic infill location, access to a deep employment base, and connectivity to the broader metro, Creekside is positioned to deliver durable income and long-term value appreciation.

# PROPERTY OVERVIEW

## PROPERTY SPECIFICS

Address	6403 South Uvalda Street
Occupancy	100%
Number of Tenants	5
Industrial Market	Denver
Industrial Submarket	Southeast Denver
City	Centennial
County	Arapahoe
Parcel Number	2075-24-4-16-003
Zoning	BP-100 (Business Park)

## BUILDING SIZE

Total Rentable Area	±63,271
Land Size (AC)	±6.34
% Office	23%

## BUILDING FEATURES

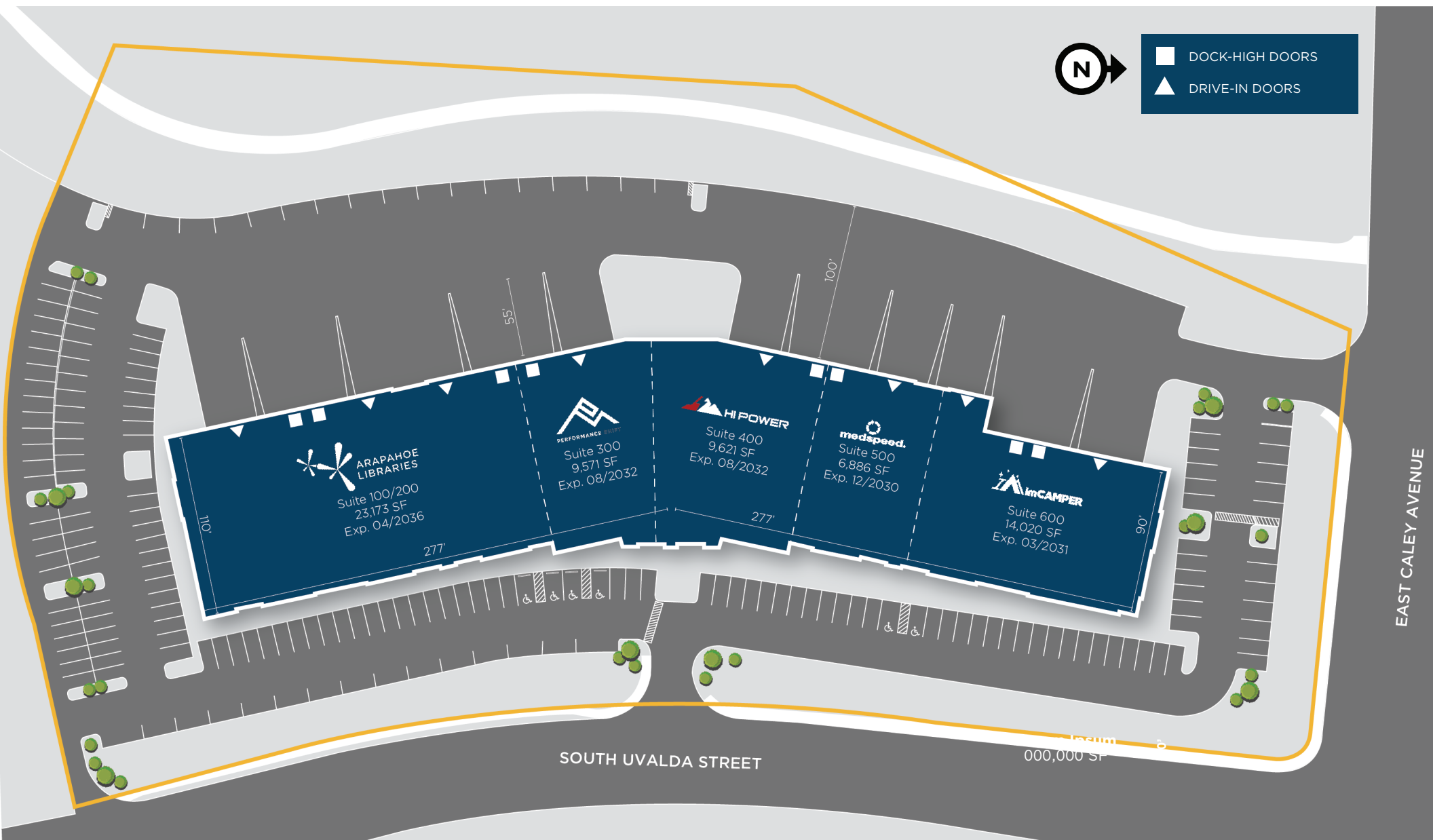
Year Built	2025
Clear Height	24'
Truck Court Depth	100'
Speed Bay Depth	55'
Car Parking	191
Dock-High Doors	8
Oversized Drive-Ins (14'x16')	8
Dock High Knockout Panels	8

## CONSTRUCTION OVERVIEW

Construction Type	Concrete Tilt-Up
Slab	6" reinforced
Roof System	60 mil TPO
Roof Installation Year/Warranty	2025 (20-Year Warranty)
Fire Protection System	ESFR Sprinklers
Building Dimensions	277' & 166' (frontage) x 110'
Power	2,500 amps



# SITE PLAN



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