

# ARAPAHOE

## SERVICE CENTER

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6555, 6665, 6675 S. Kenton Street | Centennial, Colorado



**For Lease**  
Flex/Industrial

**4,898 - 21,365 SF**  
3 Buildings

# PROPERTY HIGHLIGHTS

This property boasts strong ownership, local management, and a prime location easily accessible at Arapahoe Road and Kenton Street in Southeast Denver. The project is thoughtfully designed, featuring easily accessible truck courts with dock-high and drive-in loading along with floor to ceiling windows in the office areas. Additionally, the availability of both building and monument signage offers ample opportunities for branding and visibility. The property offers flexible divisibility options to cater to varying tenant requirements.



## AVAILABILITY

| Suite   | Size      | Office %        | Warehouse % | Loading                    |
|---------|-----------|-----------------|-------------|----------------------------|
| 104     | 6,672 SF  | 50%             | 50%         | Drive-In (being installed) |
| 303     | 8,477 SF  | 50%             | 50%         | 1 Dock High                |
| 304     | 9,556 SF  | 80% (will demo) | 20%         | 1 Dock High                |
| 306     | 4,898 SF  | 50%             | 50%         | 1 Dock High                |
| 308     | 5,465 SF  | 50%             | 50%         | 2 Dock High                |
| 310     | 15,900 SF | 40%             | 60%         | 3 Dock High                |
| 308-310 | 21,365 SF | 40%             | 60%         | 5 Dock High                |

## PROPERTY FEATURES



4,898 - 21,398 SF  
Available



2.7:1,000 SF  
Parking Ratio



Subject to quote  
Lease Rate



1985  
Year Built



144,283 SF  
Building Size



Dock High and Drive In  
Loading



12'  
Clear height



\$7.37/SF (2026)  
Operating Expenses



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- |                                                                                            |                                                                                             |                                                                                               |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 01. Chase<br>Sonic<br>Del Taco<br>Bawrchi Biryani Point<br>Bakers Inn<br>Vivi Pho          | 06. AutoNation Dodge<br>07. AutoNation Toyota<br>08. Groove Mazda<br>09. Groove Ford        | 16. The Home Depot<br>Surena Persian Café<br>Milkit<br>JDs Baitshop<br>ChickFila<br>Starbucks |
| 02. Walmart                                                                                | 10. Larry H. Miller Nissan                                                                  |                                                                                               |
| 03. TopGolf                                                                                | 11. AutoNation Chrysler Jeep                                                                |                                                                                               |
| 04. Naan Curry<br>Bop & Gogi<br>McDonald's<br>Culver's<br>Dickey BBQ<br>Outback Steakhouse | 12. Arapahoe Kia / Hyundai<br>13. Fay Myers Motor Cycle World<br>14. Lowes Home Improvement |                                                                                               |
| 05. Embassy Suites                                                                         | 15. Peakview Brewing<br>Schlotzkys<br>Pollo Lima                                            |                                                                                               |



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### FOR MORE INFORMATION, PLEASE CONTACT:

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