

INDUSTRIAL

Office/Flex Sale or Lease

Southeast Airport Center

7050, 7060 & 7070 S. Tucson Way, Centennial, CO

**CONDOS/BUILDINGS AVAILABLE
FOR IMMEDIATE SALE!**

10,367–22,332 SF For Sale or Lease

*66,592-SF, three-building project
featuring excellent mountain views*



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- Well appointed, deluxe office/flex suites
- New ownership—extensive renovations completed!
- Tenant improvements to suit
- Available immediately
- Easily divisible
- New Monument Signage
- Ample adjacent parking
- Great western views from each building, with windows on all sides
- Attractive, well-maintained one-story buildings
- Well-located, mature setting in Centennial Airport Center
- Easy access from E. Arapahoe Road at S. Revere Parkway

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**Frederick Ross
Company**

ONCOR
Worldwide Real Estate Services

Information contained herein, while not guaranteed, is from sources we believe reliable.



Leasing Information

Leasing Information

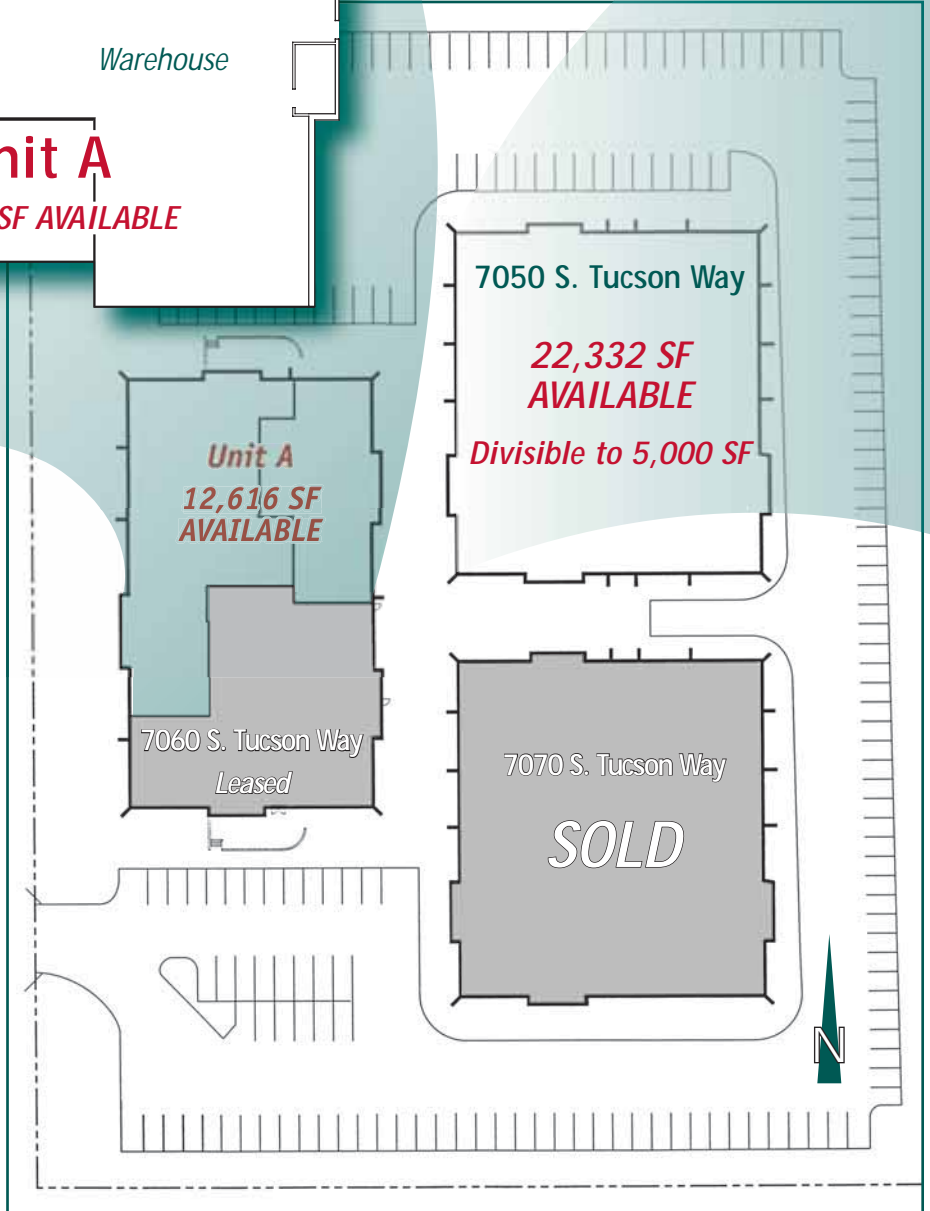
Address: 7060 S. Tucson Way
 Building SF: 21,872 SF
Purchase Price: (Entire Building) \$95/SF
Purchase Price: (Unit A) \$100/SF
 Parking: 3:1,000 SF
 Ceiling Height: 12' clearance
 Office Finish: New carpet and paint throughout

City/County: Centennial/Arapahoe
 Space Available: 12,616 SF
 Lease Rate: \$7.50/SF NNN
 NNN Expenses (2006): \$3.77/SF
 Loading: Drive-in
 Zoning: MU-PUD

lots of glass for great western views



Site Plan



▶ **Leasing Information** Leasing Information Leasing Information

Address: 7050 S. Tucson Way
 Building SF: 22,332 SF
Purchase Price: (Entire Building) \$95/SF
Purchase Price: (Unit A or B) \$100/SF
 Parking: 3:1,000/SF
 Loading: Potential drive-in loading door
 Office Finish: 60% to 100% with tenant improvements to suite
 Zoning: MU-PUD

City/County: Centennial/Arapahoe
 Space Available: 10,367, 11,965 & 22,332 SF; divisible to 5,000 SF
 Lease Rate: \$7.50/SF NNN
 NNN Expenses (2006): \$3.77/SF
 Ceiling Height: 12'
 Unit A: 10,367 SF
 Unit B: 11,965 SF

