

10488 W Centennial Road

Littleton, CO

For Sale or Lease

Office/R&D/Manufacturing



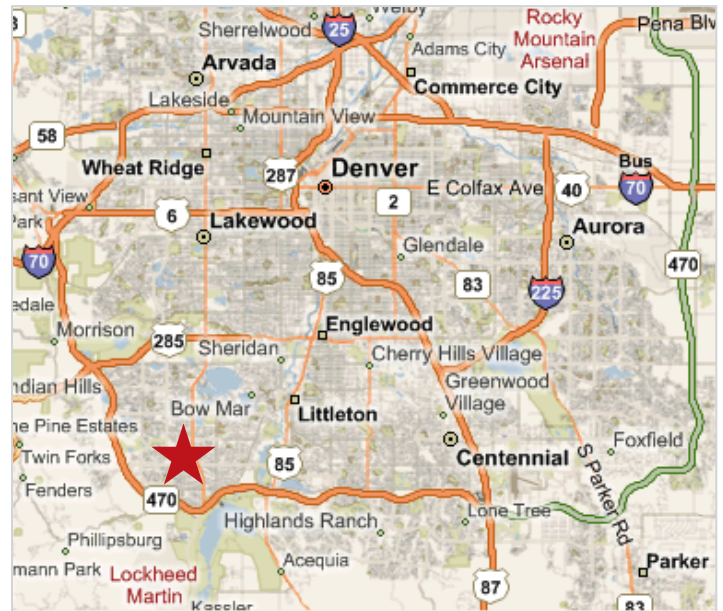
Rare Large SW Denver Office/R&D Manufacturing Facility

95,520 SF Available
Expandable up to 110,000 SF
Divisible to 10,000 SF

LEASE RATE: \$6.50 - \$7.50 SF NNN
SALE PRICE: Contact Broker

Property Highlights

- 30,000 s.f. existing high quality office space with 9' ceilings
- 65,000 s.f. R&D/Manufacturing space with heavy power – 4,000 AMPS
- 20,000 s.f. office space available immediately
- Located in Ken Caryl Business Park in SW Denver with fast access to metro area via C-470
- New roof, parking lot & HVAC in excellent condition
- 5.98 acre site



*Property owned
and managed by:*



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Building information

Space Available:	95,520 s.f.	Building Size:	95,520 s.f.
Lease Rate:	\$6.50 - \$7.50 SF NNN	TI Allowance:	Negotiable
Parking:	1.8:1,000 s.f.	Land Area:	5.98 acres
YOC:	1982	Roof:	Ballasted 60 mil EPDM (New 2007)
Construction:	Site cast tilt-up	Expenses:	\$2.07/ s.f.
Office:	30,000 s.f.	MFG/Warehouse:	65,520 s.f.
Power:	4000 Amps, 277/480 V, 3 Phase	Loading:	4 Dock-hi, 2 Drive-ins
Ceiling:	16'	Zoning:	PD

Site Plan



20,000 s.f. office
available
immediately

Aerial View



10488 W Centennial



JONES LANG
LASALLE

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