



ARAPAHOE BUSINESS PLAZA  
6767 S SPRUCE ST | CENTENNIAL, CO 80112



EXECUTIVE SUMMARY | FOR SALE

## CONTACT:

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# 1 | EXECUTIVE SUMMARY



6767 S SPRUCE ST | OFFERING

# THE OFFERING

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Unique Properties, Inc is pleased to present to qualified investors the opportunity to purchase 6767 S Spruce St, an office building in Centennial, CO. The property consists of a large 1.68 Acre corner lot with a two-story office building that totals 22,583/SF. The first floor is 13,159 rentable square feet with updated lobbies, hallways, and restrooms. The second floor is 9,424 rentable square feet, is accessible by stairwells in both the north and south lobbies, and has updated hallways, restrooms, and a conference room. Constructed in 1980 with concrete load-bearing walls, glass paneling, and ceramic tile roof and was renovated in 2019-2021. The buildings offer ample surface parking, beautifully landscaped grass, and exterior monument signage. It is situated near the intersection of East Arapahoe Road & South Spruce Street. The thriving Greenwood Village submarket offers a variety of restaurants, retail services, and entertainment venues within walking distance of the property. The Property has easy access to I-25, RTD Light Rail, and public transportation.

## OFFERING TERMS

### INVESTMENT

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<b>Price:</b>	<b>\$2,484,130.00</b>	
Price Per SF:	\$110.00	
Land Price Per SF:	\$33.93	
Building SF:	22,583	
Occupancy:	6,092 SF	26.98%
Land:	73,218 SF	1.68 Acres

## HIGHLIGHTS

- Priced well below replacement cost at \$110.00/SF.
- Ideal office building for an owner-user.
- Income from existing tenants.
- Ability to occupy over 13,000 ft.<sup>2</sup> of contiguous space on the 1st floor.
- Favorable relocation clauses in existing leases.
- Updated lobby, common areas, restrooms, & conference.
- Large corner lot with ample parking and monument sign.
- Walking distance to restaurants, retail, and entertainment.
- Easy access to I-25, RTD Light Rail, and public transportation.

*The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.*

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6767 S SPRUCE ST | EXECUTIVE SUMMARY



## 2 | PROPERTY OVERVIEW



6767 S SPRUCE ST | OFFERING

# PROPERTY DETAILS

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<b>CITY:</b>	Centennial
<b>COUNTY:</b>	Arapahoe
<b>SUBMARKET:</b>	Greenwood Village
<b>BUILDING TYPE:</b>	Office
<b>YEAR OF CONSTRUCTION:</b>	1980/2020
<b>STORIES:</b>	2 (2nd floor stair access only)
<b>BUILDING SIZE:</b>	22,583/SF
<b>1ST FLOOR SF:</b>	13,159/SF
<b>2ND FLOOR SF:</b>	9,424/SF
<b>PARKING:</b>	Surface 3.58/1,000
<b>CONSTRUCTION TYPE:</b>	Concrete Load-Bearing Walls
<b>EXTERIOR WALL TYPE:</b>	Concrete & Glass Panels
<b>ROOF TYPE:</b>	Ceramic Tiles
<b>HVAC:</b>	40 ton Carrier System (10 yrs)
<b>LAND:</b>	1.68 Acres (73,218/SF)
<b>LEGAL DESCRIPTION:</b>	Lot 1 Blk 1 Briarwood Terrace



≡ PROPERTY ADDRESS  
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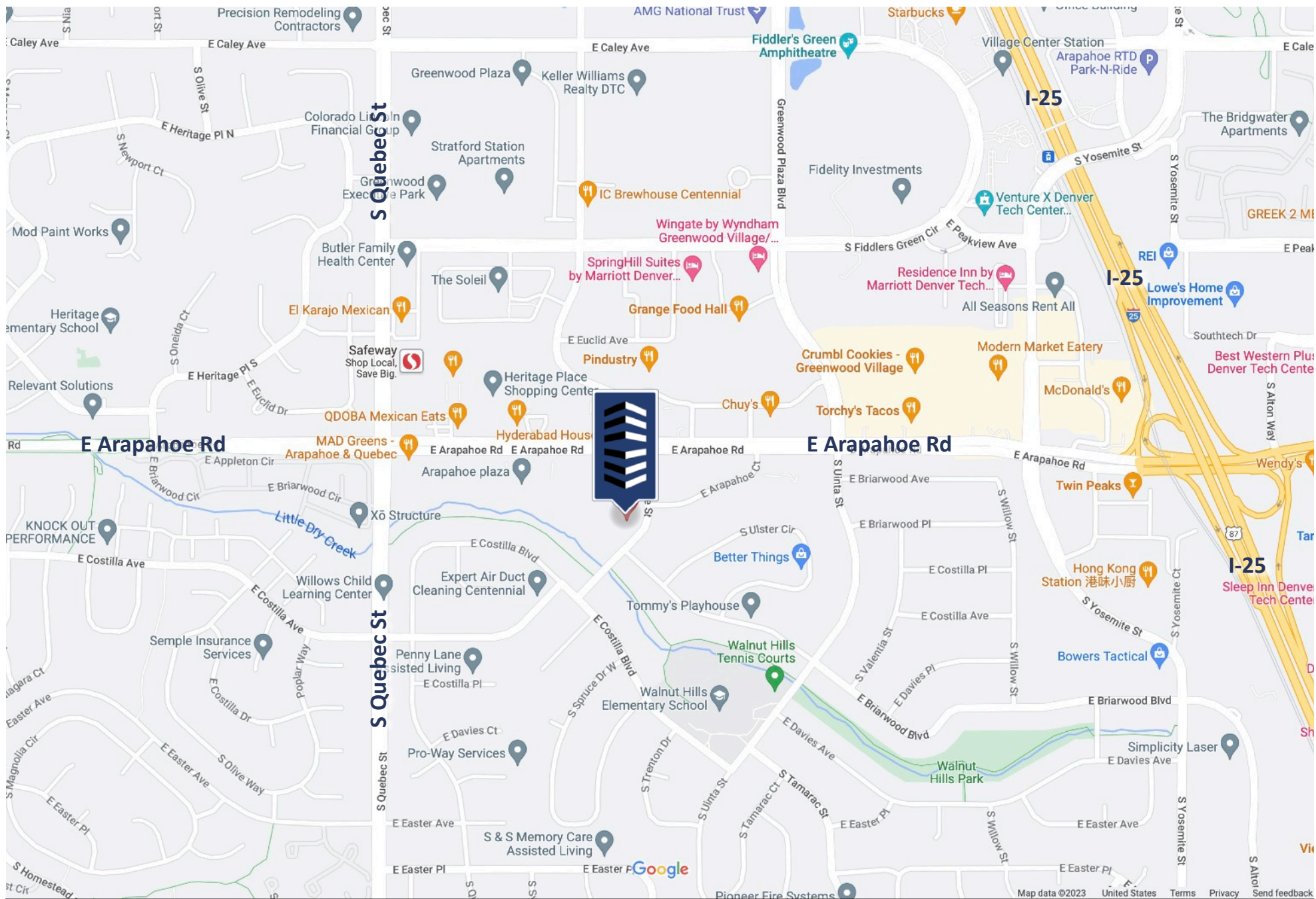
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6767 S SPRUCE ST | PROPERTY DETAILS













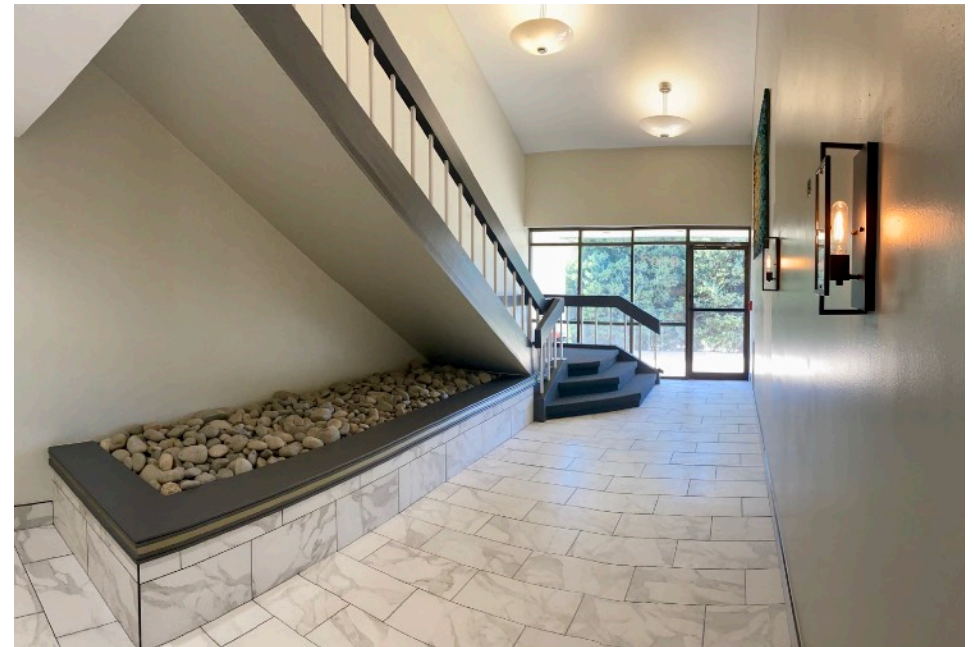














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## EXCLUSIVE AGENTS:

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