



**FOR LEASE | OFFICE**

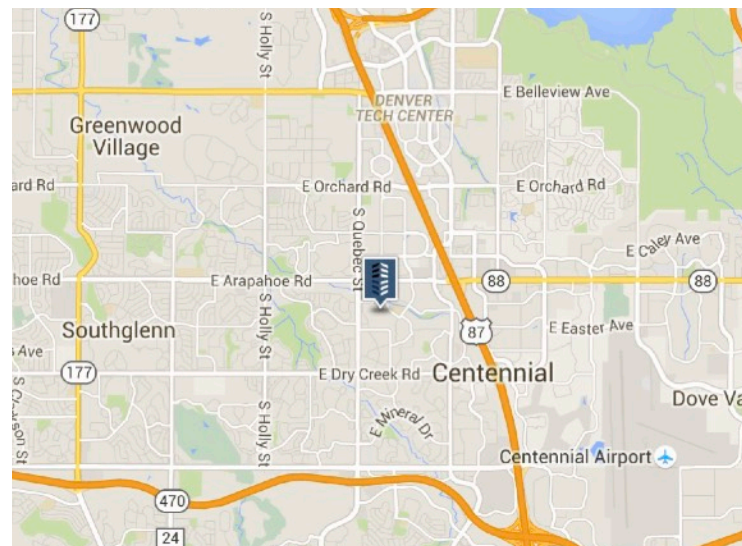
<b>AVAILABLE SF:</b>	558-1,685/SF
<b>LEASE RATE:</b>	\$16.50-\$17.50/SF
<b>LEASE TYPE:</b>	Full Service
<b>CITY:</b>	Centennial
<b>COUNTY:</b>	Arapahoe
<b>SUBMARKET:</b>	Greenwood Village
<b>BLDG USE:</b>	Office
<b>YR BUILT:</b>	1980
<b>BLDG SF:</b>	23,194/SF
<b>STORIES:</b>	2
<b>PARKING:</b>	3.58/1,000
<b>TENANCY:</b>	Multiple

## PROPERTY OVERVIEW

Arapahoe Business Plaza is a two-story multi-tenant office building. The buildings are situated South of the S Spruce St and Arapahoe Rd intersection and just East of the I-25 and Arapahoe Rd exit. Originally constructed in 1980 the recently renovated property offers updated lobbies, hallways, and restrooms. The buildings offers ample parking along with a shared conference room and can accommodate the needs of almost any size tenant at an affordable rate. Tenants will feel comfortable knowing the property is owned and managed by professional operators with a responsive property management team. These properties are perfect for a small business looking for quality office space with affordable lease rates in the Greenwood Village submarket.

## PROPERTY HIGHLIGHTS

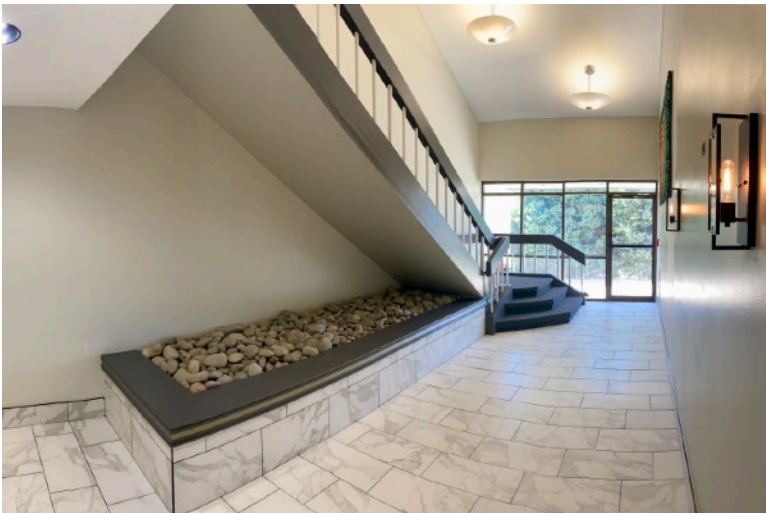
- Strong Local Ownership
- Ample Parking
- Updated Common Areas
- Small to Mid-Size Suites
- Affordable Rates
- Common Conference Room



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The information contained herein was obtained a 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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