

# CENTENNIAL PROFESSIONAL CENTER

7009 South Potomac Street • Englewood, CO 80112

FOR LEASE



## BUILDING INFORMATION

<b>Total Square Feet:</b>	61,804 RSF
<b>Floors:</b>	Three (3)
<b>Year Built:</b>	1986, Addition Built in 2001
<b>Lease Rates:</b>	\$14.00/RSF Full Service Gross
<b>Parking Ratio:</b>	4.26 spaces per 1,000 RSF - Surface
<b>Expense Stop:</b>	Base Year
<b>Features:</b>	<ul style="list-style-type: none"> <li>• New 3 Story Atrium Annex, constructed in 2001</li> <li>• Outstanding Views</li> </ul>
<b>Amenities:</b>	<ul style="list-style-type: none"> <li>• Numerous Restaurants and Retailers nearby</li> <li>• Exceptional I-25 Access via Arapahoe Road</li> <li>• Exceptional I-225 Access via South Parker Road</li> <li>• Close Proximity to Centennial Airport</li> </ul>

## AVAILABILITY

SUITE	RSF	COMMENTS
<b>110</b>	1,525	Corner Suite! Reception, four (4) offices and conference room on the glass.
<b>121*</b>	2,056	Three (3) Offices on the Glass, Conference Room, File Room, Break Room with Sink & Dishwasher, Large Open Area.
<b>123*</b>	1,081	One (1) Office on the Glass, Large Conference Room, Storage Room, Open Area, Reception.
<b>124</b>	1,454	Four (4) Offices on the Glass, Phone Room, Open Area.
<b>108</b>	3,180	Six (6) Large Offices, Reception, Kitchen, Open Space.
<b>220</b>	10,292	Sixteen (16) offices and two (2) conference rooms on the glass, reception, break room, open space. Available with sixty (60) days notice.

\* Contiguous to 3,137 RSF

COLLIERS  
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GREG DONTCHOS, OR ROBERT WHITTELSEY, SIOR  
COLLIERS BENNETT & KAHNWEILER, INC.

Commercial Real Estate Brokerage & Property Management

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## BANKS/HOTELS

**Centennial Bank**  
**Safeway Federal Credit Union**  
**Advantial Federal Credit Union**  
**FAA Federal Credit Union**  
**Wells Fargo**  
**US Bank**  
**Sheraton - DTC**  
**Courtyard - DTC**  
**Hampton Inn - Denver Southeast**  
**Centennial Airport**

## RESTAURANTS

**Applebees**  
**Quiznos**  
**Peppinos**  
**El Azteca**  
**Chili's**  
**Starbucks**  
**Village Inn**  
**Schlotzky's**  
**Chipotle**  
**KFC**

## CORNERSTAR RETAIL CENTER

**24 Hour Fitness**  
**Sunflower Market**  
**Dicks Sporting Goods**  
**Office Depot**  
**Best Buy**  
**Famous Dave's BBQ**  
**Red Robin**

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