

# LOCATION

For Sale

## CORPORATE OFFICE & WAREHOUSE

9767 E. Easter Avenue, Centennial, CO



- ❖ Ideally located in the SES market with easy access from I-25 at Arapahoe Rd or Dry Creek, between S. Clinton and S. Fulton Streets on a cul-de-sac at Easter Avenue
- ❖ Just north of C-470
- ❖ West of Centennial Airport
- ❖ Approximately 15 miles south of Downtown Denver
- ❖ FedEx and UPS main locations are within one mile

- \$2,800,000**
- ❖ 19,880 Square Feet
  - ❖ Incredible owner user building opportunity
  - ❖ Currently 55% office, 45% warehouse
  - ❖ Built in 2008, this corporate headquarter facility has exceptional office finishes, as well as 20' clear height warehouse space
  - ❖ Easy access just east of I-25 between Dry Creek and Arapahoe Road



**EXCLUSIVELY MARKETING BY**  
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# BUILDING DETAILS



~ custom staircase leads to 2nd floor office areas ~

- ❖ 19,880 SF (based on building plans), 2-story building on 1.09 acres, currently comprises **11,040 SF office & 8,840 SF warehouse**
- ❖ 8,840 SF of high-bay 20' clear warehouse features 560 SF of mezzanine storage, 2 wash areas and optional office space and dedicated warehouse restroom
- ❖ Fully sprinklered, conditioned warehouse space with 6 inch slab concrete
- ❖ Seven 12' x 14' drive in doors
- ❖ 700 Amps, 3 phase power
- ❖ 48 parking spaces, plus two handicap spaces
- ❖ Pre-engineered metal building with masonry and stucco finishes
- ❖ Building footprint is 13,800 SF
- ❖ Innovative, creative and classy design

With 3 front entry doors, the building can be converted to a multi-tenant building to provide up to 6,720 SF to a 2<sup>nd</sup> tenant (3,840 SF office and 2,880 SF warehouse).



~ 20' clear warehouse with mezzanine ~



~ large training and media room ~

- ❖ Custom built in 2008 by the owner as their headquarters facility - they've outgrown their space
- ❖ 11,040 square feet of office space features 5 executive offices and 16 private offices on glass, 3 large interior offices, plus bullpen areas that can accommodate up to 20 work stations on main floor, plus 16 cubicles on the second floor
- ❖ Ample IT and storage capacity
- ❖ Large glassed-in main floor conference room
- ❖ Incredible training & media room
- ❖ Flexible floor plan for growth and expansion

From executive offices to corporate training space or retail, showroom and bullpen area—this building provides maximum flexibility.



~ impressive large glass conference room ~



~ showroom, bullpen, multi-use space ~