

OFFICE BUILDING FOR SALE

GREAT OWNER/USER OPPORTUNITY



7936 E. Arapahoe Ct.
Centennial, CO 80112

Property Details

Building Size: 32,148 RSF
(on three floors)

Site Size: 1.57 acres

YOC: 1984

Current Occupancy: 62%

2010 Estimated OPEX: \$6.65/SF

Taxes: \$66,224.60 (2009)

Parking: 3.36:1,000 RSF

Zoning: PUD

\$3,100,000
(\$96.43/SF)



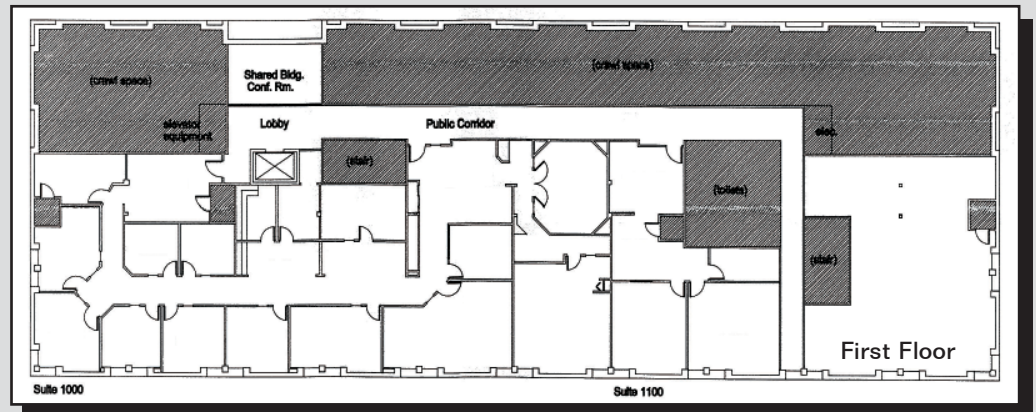
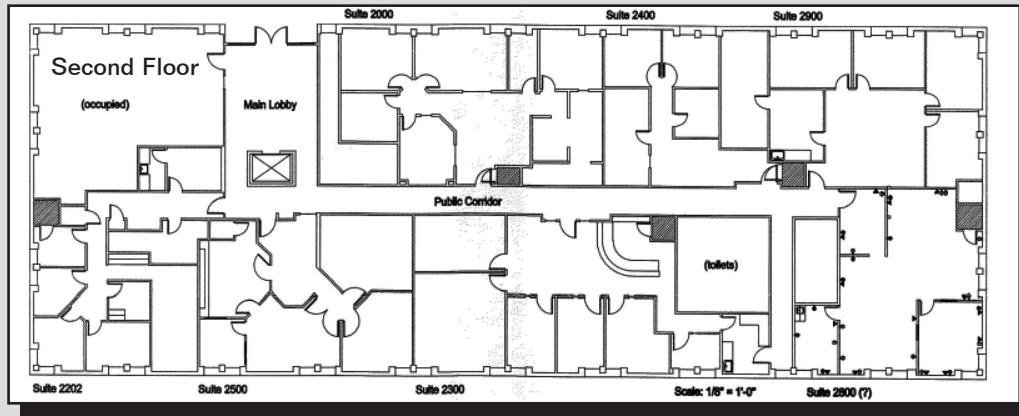
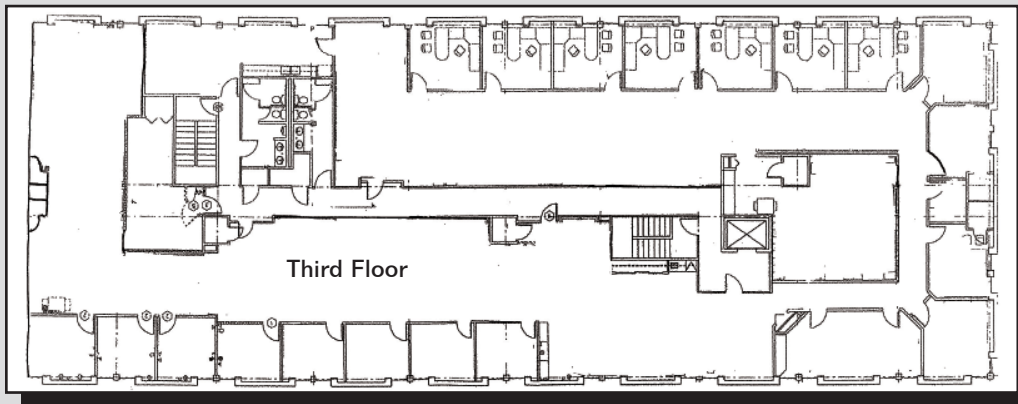
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This multi-tenant office building is located within walking distance of numerous retail amenities within Greenwood Plaza along Arapahoe Road. This property also benefits from great access to I-25 and the Light Rail system. An opportunity for a owner/user or an investor to acquire a great class B office building in the Southeast Suburban Market.