



COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

December 1 – December 14, 2010

User buys expansion space in Centennial neighborhood

by Jill Jamieson-Nichols

A 26,500 square foot flex building in Centennial sold to an owner-user that already was in the neighborhood.

Pacific Instruments, LLC paid \$2 million cash for the high-image building at 6200 S. Troy Circle. The company occupies the neighboring building at 6221 S. Racine Circle and will expand into the newly acquired space.

“They had a need for additional space, and this was an opportunity to fulfill that need next door to where they’re currently located,” said CB Richard Ellis broker Jim Bolt, who represented the tenant. “The building was in great shape. It was just a really good fit for them,” he said.

An engineering firm, Pacific Instruments purchased the two-story building from KD Partnership, Inc., which was represented by Natasha Felten of Colorado Commercial Companies.

Some of the space in the building currently is leased. Pacific Instruments initially will occupy the bulk of the building and grow into the entire space over time.



Pacific Instruments will occupy the building at 6200 S. Troy in Centennial.

Built in 1998, the building sits on 2.15 acres off South Peoria Street and East Arapahoe Road. It consists of more than 14,000 SF of office space and a warehouse with 19-foot ceiling clearance and drive-in doors.

Felten said the transaction took some time to put together, but, “once it came together it was very fast moving. It was a very rapid close,” she said, calling the transaction a “win-win for both sides.” ▲