

**10,000-22,300 SF  
FOR SUBLEASE**



# **SOUTHEAST AIRPORT CENTER**

**7070 SOUTH TUCSON WAY | CENTENNIAL, CO 80112**

**OFFERED BY:**

**NATASHA FELTEN  
303.327-5800  
NFELTEN@COLOCOMM.COM**



**COLORADO COMMERCIAL  
COMPANIES**

# PROPERTY SUMMARY



COLORADO COMMERCIAL  
COMPANIES

Property Address: 7070 South Tucson Way  
Centennial, CO 80112

Building Size: ± 22,300 SF

Lot Size: ± 1.67 Acres

Year Built: 1982; Renovated in 2018

Clear Height: 9' - 16'

Loading: (1) Dock High Door  
(1) Drive In Door

Zoning: MU-PUD

City: Centennial, CO

County: Arapahoe



**Base Rent:** \$11.95/SF

**NNN's** \$8.26/SF

**Furniture:** Available + Negotiable



**OUTSTANDING  
LOCATION**



**EASILY  
ACCESSIBLE**



**NATIONAL CREDIT  
SUBLEASOR**



**TERM THROUGH  
12/31/2027**



**SELF  
MANAGED**



**WELL  
MAINTAINED**

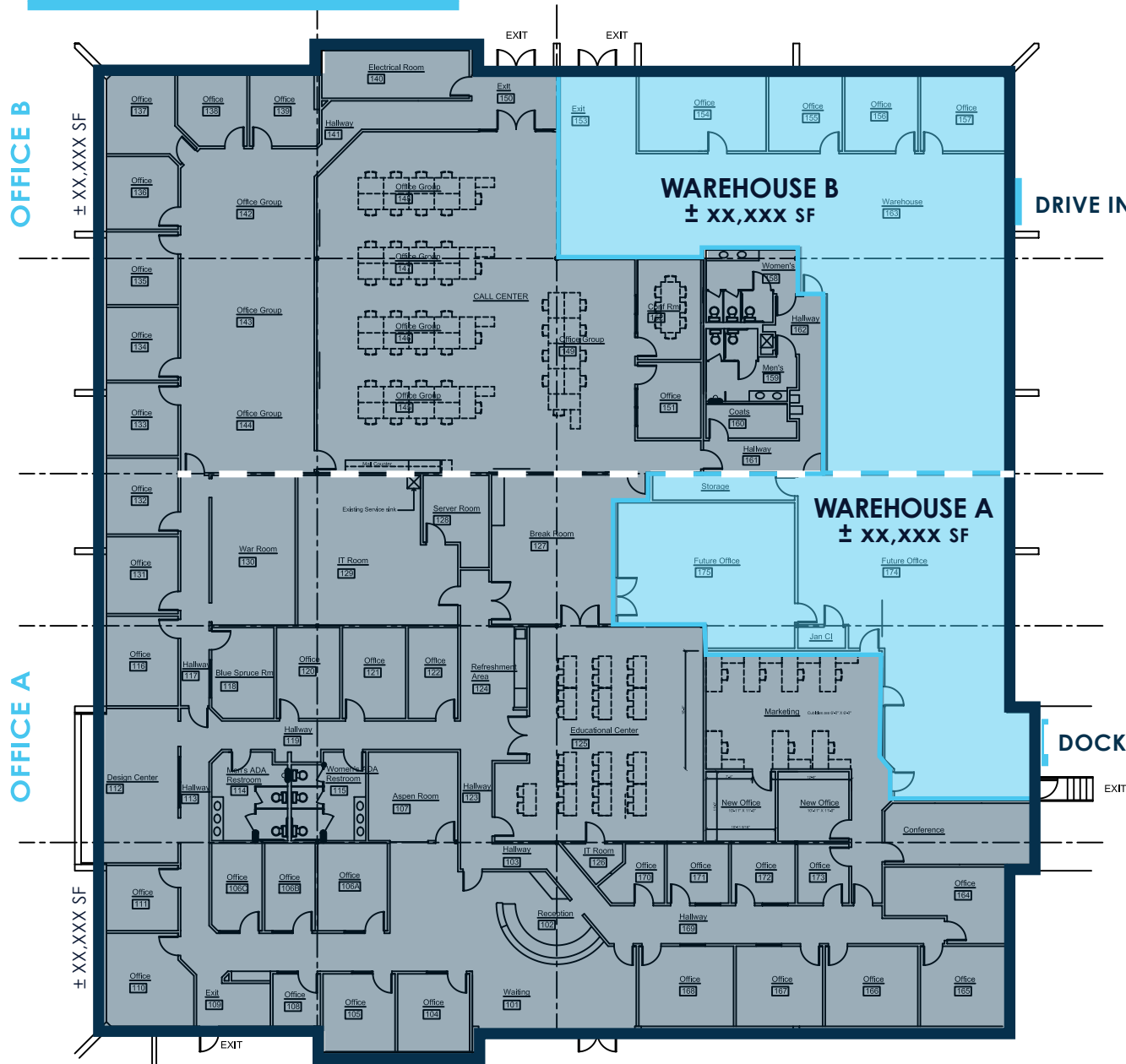


**LOCAL  
OWNER**

# FLOOR PLAN



COLORADO COMMERCIAL COMPANIES



## BUILD OUT:

- (1) Reception Area
- (5) Conference Rooms
- (1) Training Room
- (24) Private Offices on the Glass
- (13) Interior Private Offices
- (3) Bullpen Areas
- (1) Kitchen/Break Room
- (1) Prefunction Area
- (1) Work Room
- (2) IT Rooms
- (1) Server Room
- (1) Closet
- (2) Sets of Mens/Womens Restrooms
- (2) Warehouse Areas
  - (1) Drive-in Door
  - (1) Dock High Door

- ± 22,300 SF OFFICE A
- ± 4,300 SF WAREHOUSE A
- ± 18,000 SF OFFICE A
- ± 4,300 SF WAREHOUSE B

**TOTAL +22,300 SF**

Please note: Measurements are estimated and subject to confirmation by end user

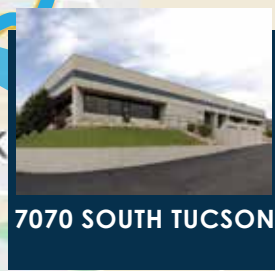
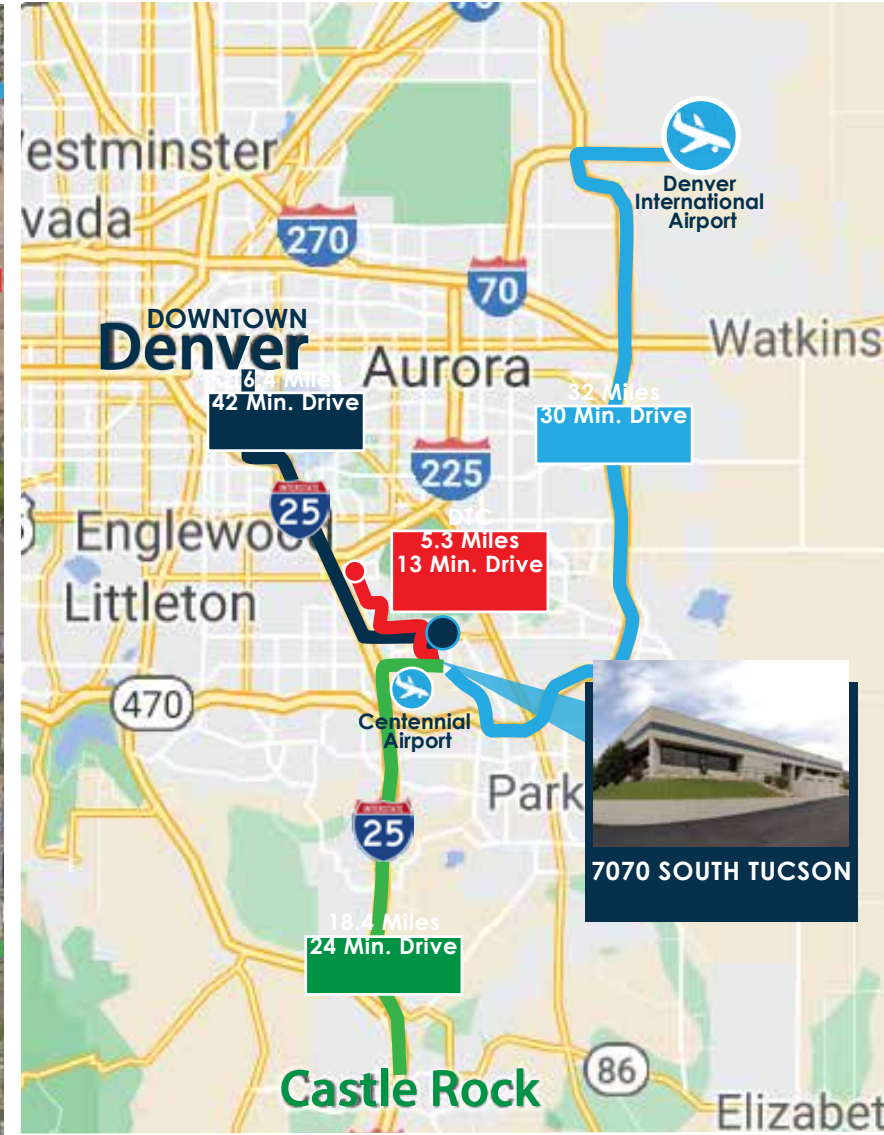


# NEARBY AMENITIES



COLORADO COMMERCIAL COMPANIES

7070 Tucson Way provides easy access to key business parks, executive housing, a variety of retail/service providers and Colorado's two primary airports.



7070 SOUTH TUCSON

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our Principals.