

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

**MARKET FEE +
\$5,000 Bonus**
for deals signed
by 12/31/25



SOUTHEAST AIRPORT CENTER

7070 SOUTH TUCSON WAY | CENTENNIAL, CO 80112

OFFERED BY:
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COLORADO COMMERCIAL
COMPANIES

PROPERTY SUMMARY



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COMPANIES

Property Address: 7070 South Tucson Way
Centennial, CO 80112

Building Size: \pm 22,300 SF

Lot Size: \pm 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**

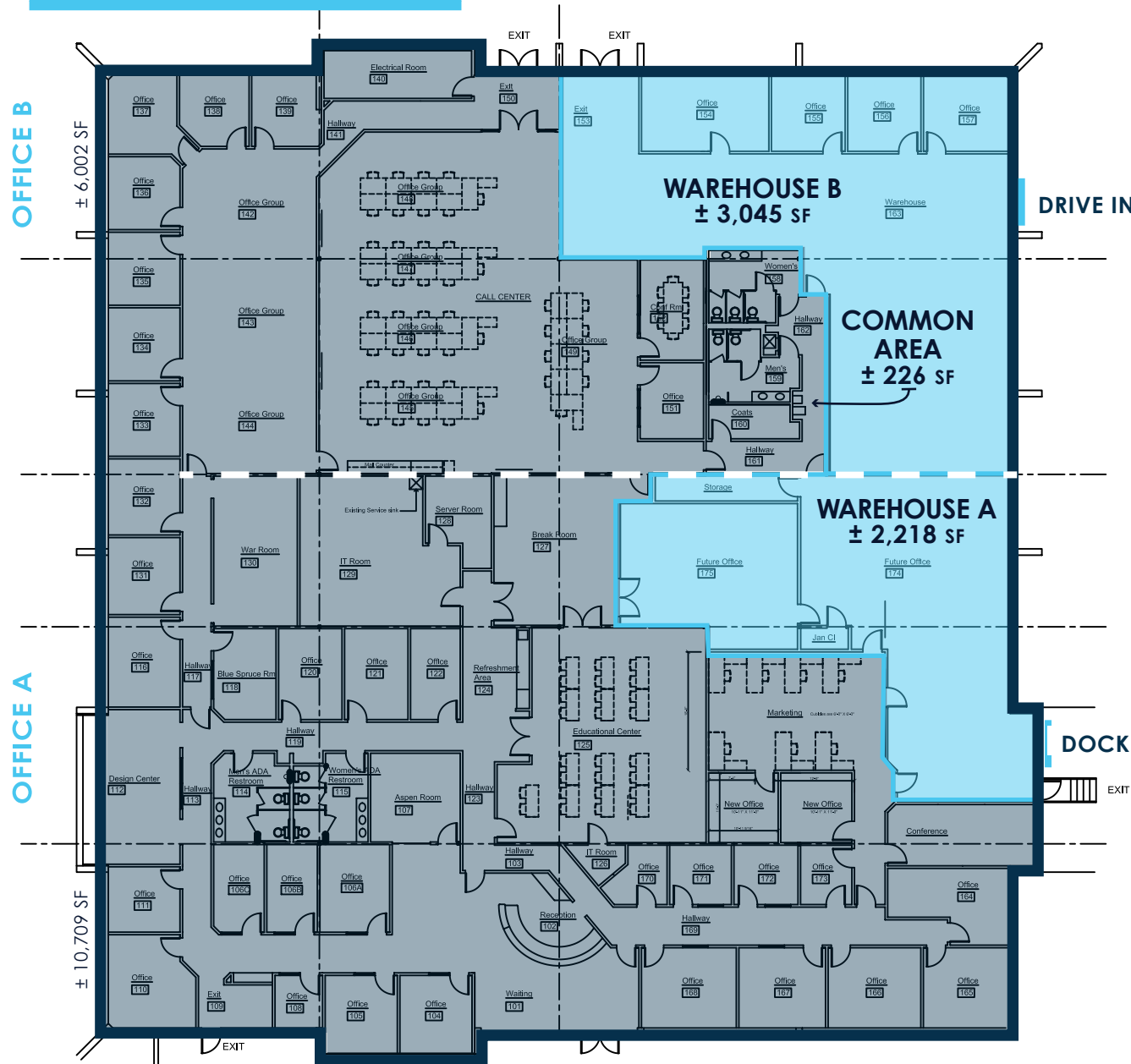


**LOCAL
OWNER**

FLOOR PLAN



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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

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

TOTAL +21,974 SF

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.

