



ARAPAHOE CORPORATE PARK I & II

12503 EAST EUCLID DRIVE | 6547 SOUTH RACINE CIRCLE
CENTENNIAL, CO 80111

2

Buildings

159,331

Square Feet

9.74

Acres

**1985,
1996**

Year Built

91.4%

Occupied

28

Tenants

Arapahoe Corporate Park represents the rare opportunity to acquire two quality flex industrial buildings in Denver's surging Southeast Submarket. Arapahoe Corporate Park enjoys quick access to I-25, strong frontage and signage on Arapahoe Road, and an amenity-rich location that differentiates it from the amenity desert that surrounds many of the newer projects further southeast. The property is comprised of a diversified rent roll with staggered expirations, varying unit sizes, and in-place rents 9% below market.

With 1.86 years of WALT on the portfolio, investors are able to achieve stable cash flow while pushing value quickly through the lease up of vacant space and a market-to-market play as spaces roll. The subject property is perfectly catered to the Southeast submarket demand as it offers smaller suite sizes and has the flexibility to suit industrial, flex, and even pure office users. Since the beginning of 2021, 92.9% (433 of 466) of leases signed in the Southeast submarket have been under 20,000 SF.



Offered at a significant discount to replacement cost



Located in Denver's primary suburban industrial submarket



The project is perfectly suited for the submarket; smaller suites, high parking ratio, ability to cater to industrial, flex and office users



The submarket has recorded rent growth of 11.3% over the past two years



Leasing activity has averaged over 1.6 MSF annually over the past three years, and represent the three strongest years on record for the submarket.



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