

# 10397

**W CENTENNIAL RD**  
LITTLETON, CO 80127

**RENTAL RATE**  
**\$20/SF FSG**



**BRANDON PAXTON**

SENIOR BROKER ASSOCIATE

**720.881.6341**

[bpaxton@uniqueprop.com](mailto:bpaxton@uniqueprop.com)

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	6,355 SF
Lease Rate:	\$20.00 SF/yr (Full Service)
Building Size:	12,710 SF
Parking:	30 spaces
Elevator:	Yes
City/County:	Littleton/Jefferson
Year Built:	2002

### PROPERTY OVERVIEW

Conveniently located near Kipling and 470, 10397 W Centennial Rd underwent a complete remodel in 2021 with class A finishes throughout. Suite 200 is fully furnished and move-in-ready offering a great combination of perimeter offices and open bullpen area. Additional 500 SF Training/Conference Room available to tenants by reservation.

### PROPERTY HIGHLIGHTS

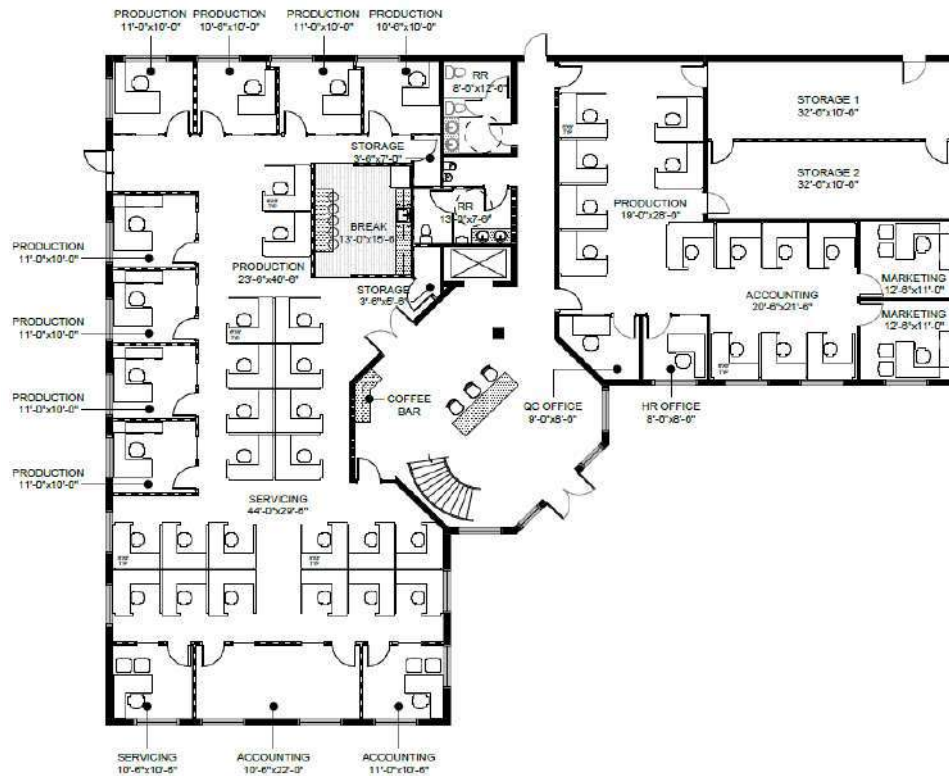
- Suite 200
- Fully-furnished/Move-in-ready suite
- Building fully remodeled 2021
- Great location near Kipling & 470
- Training room space available to Tenants
- Signage available

## ADDITIONAL PHOTOS

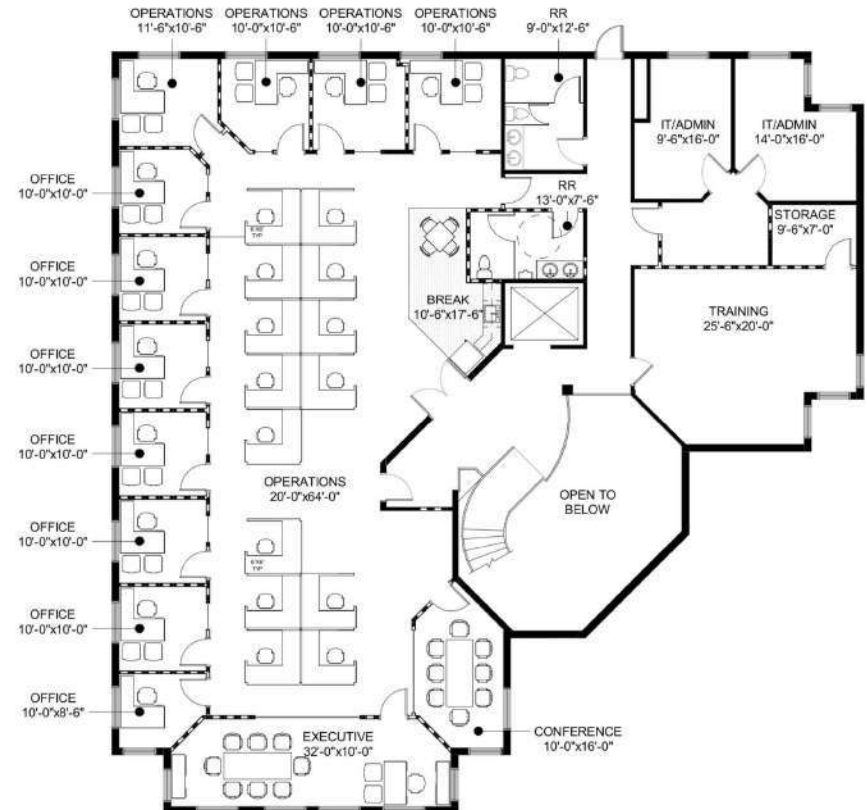


# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR

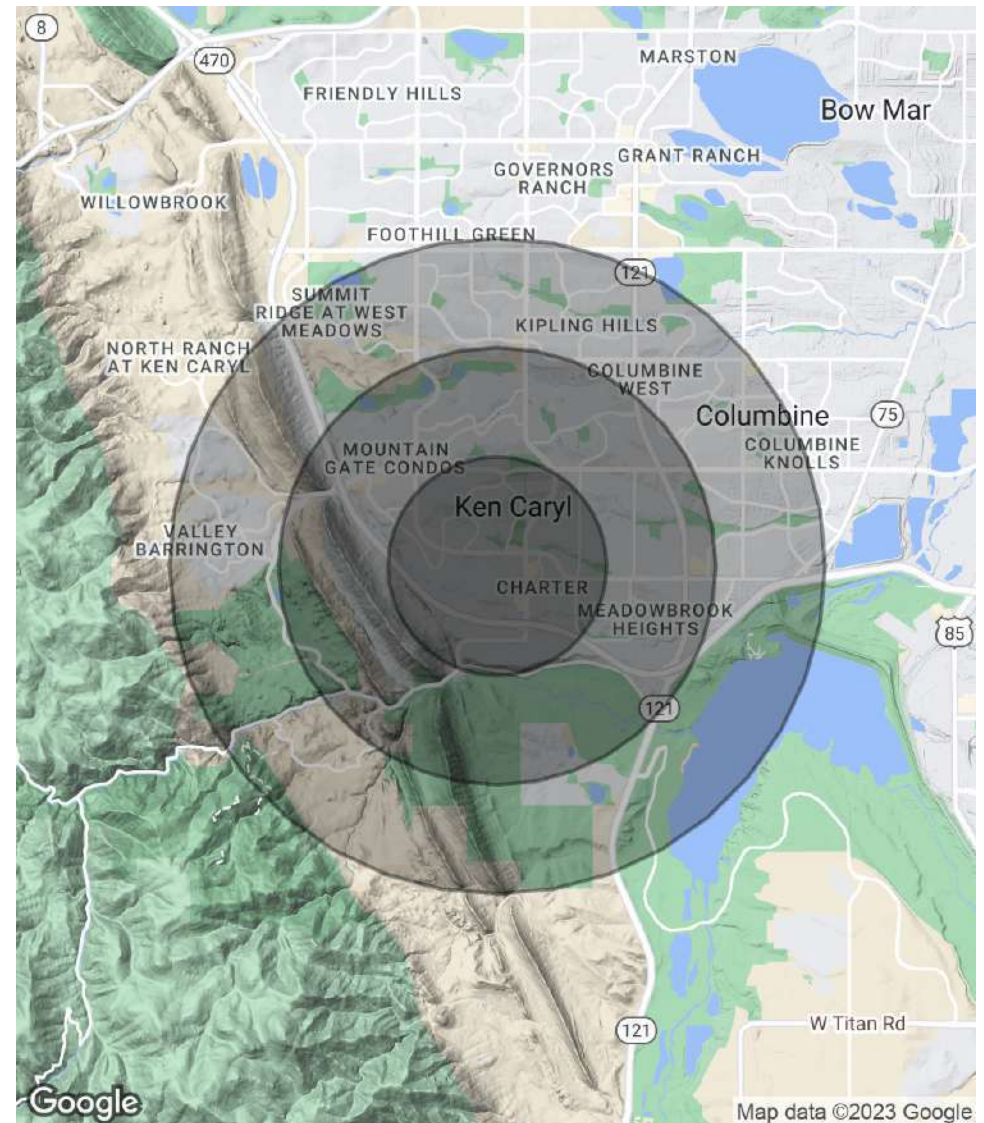


## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,818	32,729	62,997
Average Age	43.0	43.0	41.6
Average Age (Male)	43.6	42.9	40.8
Average Age (Female)	42.7	43.4	42.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,395	13,219	24,459
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$114,578	\$119,921	\$118,722
Average House Value	\$401,492	\$436,696	\$433,066

\* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.