

OWNER/USER OR INVESTMENT CENTENNIAL BUILDING OFFICE BUILDING FOR SALE



6860 S. Yosemite Ct., Centennial CO 80112

Features:

- Seller to vacate 20,000/SF
- Seller operates Centennial Executive Suites which occupies the full top floor of the building. Seller will include the executive suite operation in the sale of the building or will close it. Buyer has opportunity to occupy space needed on the top floor and continue to operate Centennial Executive Suites in the balance of the space.

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| For Sale: | 31,297 Gross Square Feet per County |
| Sale Price: | \$4,975,000 (\$158.96/GSF) |
| Lot Size: | 36,054/SF |
| Leased: | 33% Leased |
| Taxes: | \$61,102.07 2021 due 2022 |
| Roof: | 2005 |
| HVAC: | 2 Units. 1 original and one 2005. |
| Stories: | 2 stories, plus underground garage |
| Age: | 1984 |
| Zoning: | UC (Urban Center) |
| Parking: | 57 garage spaces, 24 covered spaces for a total of 81 spaces |



**FOR A FULL OFFERING MEMORANDUM OR
PROPERTY TOUR PLEASE CONTACT:**



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