

UNIT B1 - 3,994 RSF FLEX/ OFFICE
FOR SALE - \$925,000



MODBLOCK

CENTENNIAL

**MODERN OFFICE
COMMUNITY**



UNIT B1 Spec's:

3,994 SF Zoned BP-75	Association Dues: \$2.35 (Estimate)
1 - Large 12' x 14' DI Doors	Asking Price: \$925,000
22' & 24' Ceiling Height	\$/SF: \$232
Mezzanine Built In	Direct (Private) Entry
2,408 SF (Ground)/1,202 SF (Mezz)	Fully Sprinklered

YOUR OPPORTUNITY TO DESIGN YOUR FUTURE.

Start planning to own your office, warehouse or retail space. Turnkey designed spaces or core and shell options available.

MODBLOCK CENTENNIAL business condos average approximately 3,100sf. There are a total of 27 condos. Our smallest condo is 1,150sf and our largest is 10,300. The units have been designed to easily combine or subdivide to provide business owners with maximum flexibility.

The MODBLOCK Flex Platform is designed to support many different types of businesses in many various industries.

- Creative Studio (film, photography, art, design, architecture, interiors, music, podcast, YouTube etc.)
- Maker Space
- Small Business / Office / Professional Services Firms
- Retail
- Ghost Kitchen
- Event Space
- B-to-B Showroom
- Boutique Fitness (personal training, yoga, spinning, etc.)
- Printing / Mail Services / Fulfillment
- Product wholesalers (HVAC, construction materials, etc.)
- Co-working / Shared Office
- Warehouse / E-commerce / Distribution
- Light Manufacturing / Assembly
- Construction Services / Building Supplies
- R&D / Lab Space
- Brewery / Distillery / Winery
- Car / Boat / RV storage



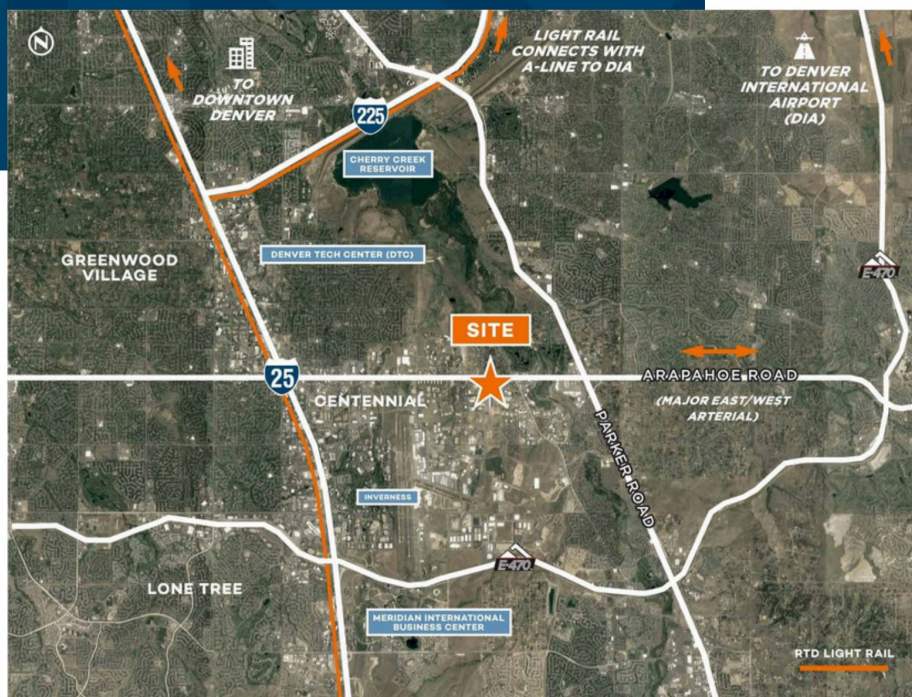


MODBLOCK CENTENNIAL is located at East Arapahoe and South Blackhawk, close to the Centennial Airport, Gates Soccer Complex, Dove Valley, South Suburban Parks & Rec Center, Cherry Creek State Park, and central to both DTC and Downtown Denver.

The location offers high visibility and accessibility to major roads including I25 and Parker Road which makes it easy and convenient for your employees and customers.

E. Arapahoe Road offers your team plenty of options for dining and convenient retail with and Cornerstar and Arapahoe Crossing shopping centers just minutes away.

Simply put, this is a great location for your employees, and your business.



MODBLOCK CENTENNIAL

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For the most current sales and
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IMPORTANT NOTICE The information, designs, dimensions, finishes, prices and other elements or features contained in these materials cannot be relied upon as accurate and are subject to change without notice. Any square-footage measurements indicated here in are approximate only. Square-footage calculations may be made in a variety of manners, and different methods may yield different results. Furnishings, floor plans, sketches, renderings and other depictions shown herein are for illustrative purposes only and shall not constitute an agreement or commitment on the part of Seller to include any such items in the sale or to deliver the property in accordance with such illustrations.

Interested buyers are advised to inspect the plans and specifications to determine the actual features, dimensions and square footages and to consult with Seller as to other elements important to the purchase. Buyers are advised to consult the specific terms of the Purchase Contract. These materials shall not constitute an offer or solicitation in any state where prior registration is required. Void where prohibited by law.

