



## OFFERING SUMMARY

<b>Available SF:</b>	1,072 SF
<b>Lease Rate:</b>	\$16.00 - 17.00 SF/yr (Full Service)
<b>Lot Size:</b>	1.57 Acres
<b>Building Size:</b>	29,771 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1984
<b>Zoning:</b>	PUD
<b>Market:</b>	Greenwood Village
<b>Sub Market:</b>	Greenwood Village
<b>Cross Streets:</b>	Arapahoe Rd & S Spruce St

## PROPERTY OVERVIEW

Arapahoe Court is a three-story multi-tenant office building. The recently renovated property offers updated hallways, restrooms, and shared conference room. The building can accommodate the needs of almost any size tenant at an affordable rate. Tenants will feel comfortable knowing the property is owned and managed by professional operators with a responsive property management team. This property is perfect for a small business looking for quality office space with affordable lease rates in the Greenwood Village submarket.

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## PROPERTY HIGHLIGHTS

- New Ownership
- Full Service Lease Rate
- Updated Common Areas
- New security cameras
- Affordable Lease Rates
- Common Conference Room