



TRANSWESTERN

REAL ESTATE  
SERVICES

# ONE SOUTHGATE

6892 South Yosemite Court, Centennial, CO 80112



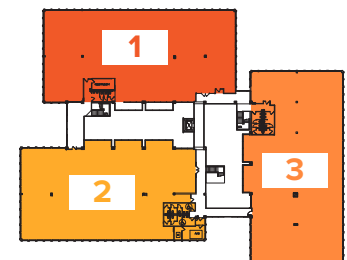


## BUILDING FEATURES

- » Total building area is 70,154 RSF
- » Total building renovation
- » Building signage available for large tenant
- » Monument signage facing Yosemite
- » Parking ratio is 3/1,000 SF, surface
- » Limited Covered Parking available at 1/5,000 SF
- » Full-height exterior glass throughout
- » Comcast and Level 3 Fiber optics in building
- » Underground storage available
- » Great mountain views
- » Easy access off I-25 at Arapahoe Rd & Dry Creek Rd

## CURRENT AVAILABILITIES

FLOOR	SUITE	RSF	AVAILABLE
Second	1-203	4,462	Vacant
First	2-103	1,949	Vacant
First	3-101	12,018	Vacant
Second	3-201	12,404	Vacant



### Contiguous

Suite 3-101 & 3-201 up to 24,422 SF



**SOUTHGATE SHOPPING CENTER**

- Twin Peaks
- Finn McCool's
- Madurai Mes Indian Cuisine
- Chocklo Latin Street Food
- Hong Kong Station
- First Watch

**ARAPAHOE MARKETPLACE**

- Sprouts
- Red Robin
- Papa Murphy's
- Modmarket
- Five Guys
- Torchy's Tacos
- Starbucks
- Poke City
- Teriyaki Madness
- Baker's Way
- Tocabe
- Benedict's
- Chuy's

**OTHER**

- Tokyo Joe's
- Sabroso
- My Favorite Muffin
- ViewHouse
- Landry's Seafood House
- Maggiano's Little Italy
- Eddie Merlot's
- Three Little Griddles
- Smashburger
- Marcos
- Metropolitan Grill
- Chipotle
- Jimmy John's
- Dairy Queen
- Einstein Bros Bagels
- Arby's
- McDonald's
- Papa John's
- Taco Bell
- Bono's Pit Bar-B-Q

**ONE SOUTHGATE**

Close proximity to numerous restaurants, hotels, daycares and stores



# ONE SOUTHGATE

**FOR LEASING INFORMATION CONTACT**

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