

# 3<sup>RD</sup> FLOOR PREMIUM OFFICE SPACE FOR LEASE

8001 InterPort Boulevard | Suites 320 and 350 | Englewood, CO 80112



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**BA**  
Group Advisors



Centennial InterPort is a master-planned, multi-use aviation and business office complex located at Centennial Airport (APA) by SunBorne XVI, Ltd. (SunBorne). Tenants of Centennial InterPort have access and convenience to the Southeast Metro Denver corridor and Centennial Airport's acclaimed aviation services and infrastructure. Centennial InterPort is the premier master-planned hangar/office development "campus" on Centennial Airport.

Parcel A is known as Centennial InterPort and covers 123 acres of land, consisting of 7 hangars, external office space with each, 1 office building, and 47 acres of land without buildings. The seven existing hangars range in size from 10,000 to 46,600 SF, which amounts to 185,068 SF of hangar space. The office space in Centennial InterPort totals 133,509 SF with 60,000 SF in a stand-alone office building with the remaining 73,509 SF being external office space attached to the hangars. The lease for the 14 eastern most acres of Centennial InterPort was transferred to the Wings Over the Rockies Air & Space Museum for the construction of their Exploration of Flight facility.

Ninety-year leases were executed by SunBorne, with extension options, with the Arapahoe County Public Airport Authority on August 10, 2006, for lot 11. Later, on August 25, 1998, they were executed for Lot 14. SunBorne subsequently leased the two parcels to the related entities who currently own the hangars. Long-term leases for the land on which the hangars are situated will be negotiated with the purchaser of the hangars.

The campus common areas and taxilanes are maintained by SunBorne, which includes snow removal, lighting, signage, surface maintenance, signage, and property & liability insurance. Allocations are made for the cost of this maintenance, which are calculated on the square footage of each lot within Centennial Interport.



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This beautiful three-story office building is located at the Centennial InterPort Business Campus at Centennial Airport, in South Metropolitan Denver. With dramatic 3rd floor views of the airport and the Rocky Mountains, this is a one-of-a-kind opportunity.

Convenient location to E-470 (less than a 5-minute drive), I-25 (less than a 5-minute drive), and Downtown Denver (approximately 30-minute drive), makes this location ideal for commuting. The facility serves as both an office building as well as General Aviation terminal (operated by Signature Flight Supports).

The Centennial InterPort business campus location is also very popular with the corporate office market sector, family offices, and corporate executives looking for an office location that is located conveniently near their personal aviation transportation.

South Suburban Denver/Lone Tree is slated as one of the fastest growing communities in Colorado, with executive-level employment, public transportation, shopping, fine dining, and year-round activities.

### Office Space Highlights:

**Total Space:** 10,998 square feet of prime office space.

**Suite 320:** 1,740 square feet with 5 private offices, a large reception/sitting area, and "A" class finishes. The views afforded are rare and highly sought after west-facing, overlooking the west runways, city, and views of the mountains.

**Suite 350:** 9,258 square feet of space, with 22 private offices, a large reception/sitting area, 5 bull-pen/open areas, 2 storage rooms (1 is secured with locks), 1 locking server room, a spacious work/copy room, spacious kitchen, front and rear entry access, and a large conference room.

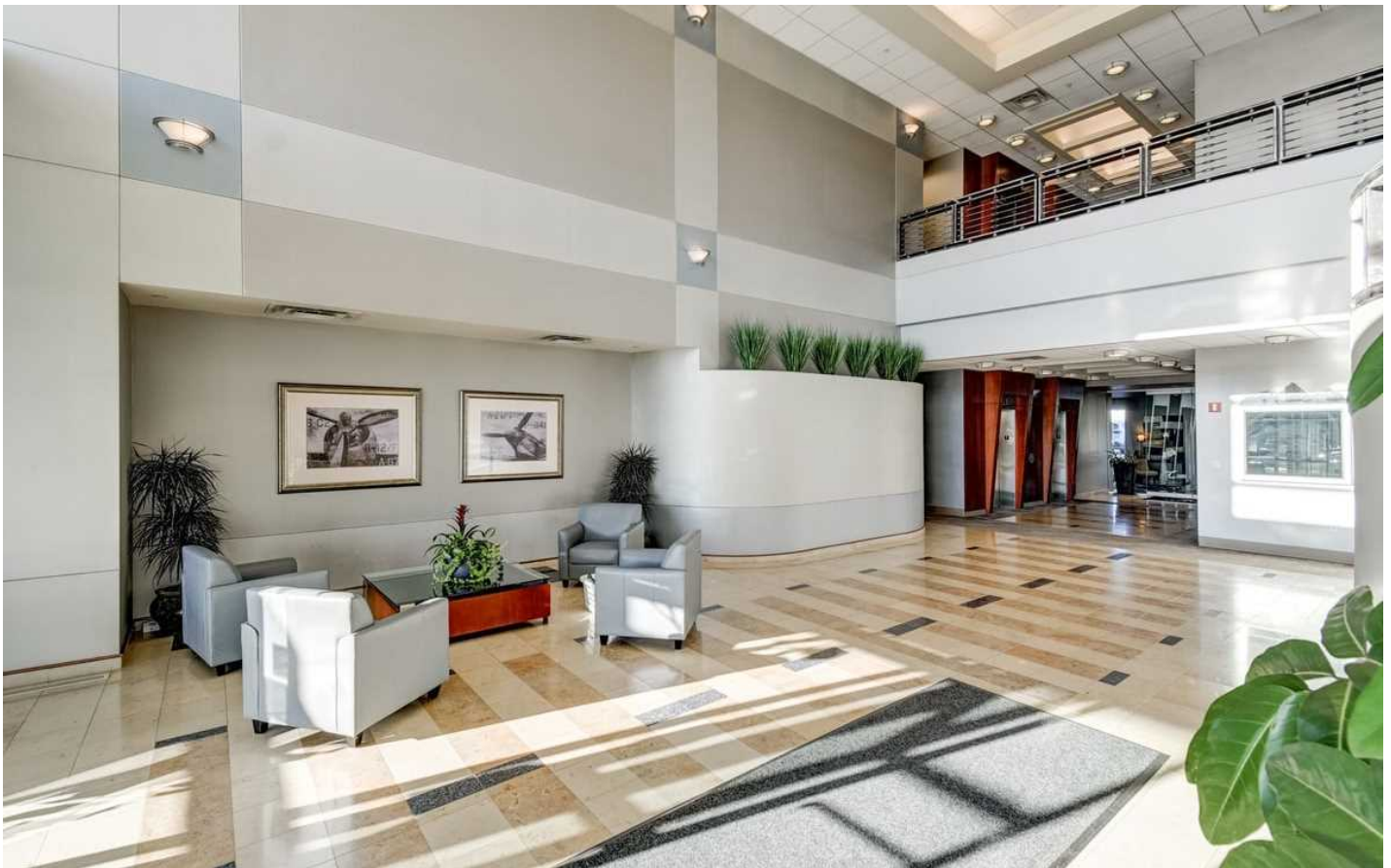
### Other Features Include

- Keyless Door System
- Divisible floorplan (Suite 350)
- Views of Centennial Airport and Rocky Mountains
- This offering is a sub-lease with a possibility to convert to direct lease with landlord

**Call Listing Agent for Lease Rates and Term Available February 2023**

# PROPERTY PHOTOS

OneInterPort  
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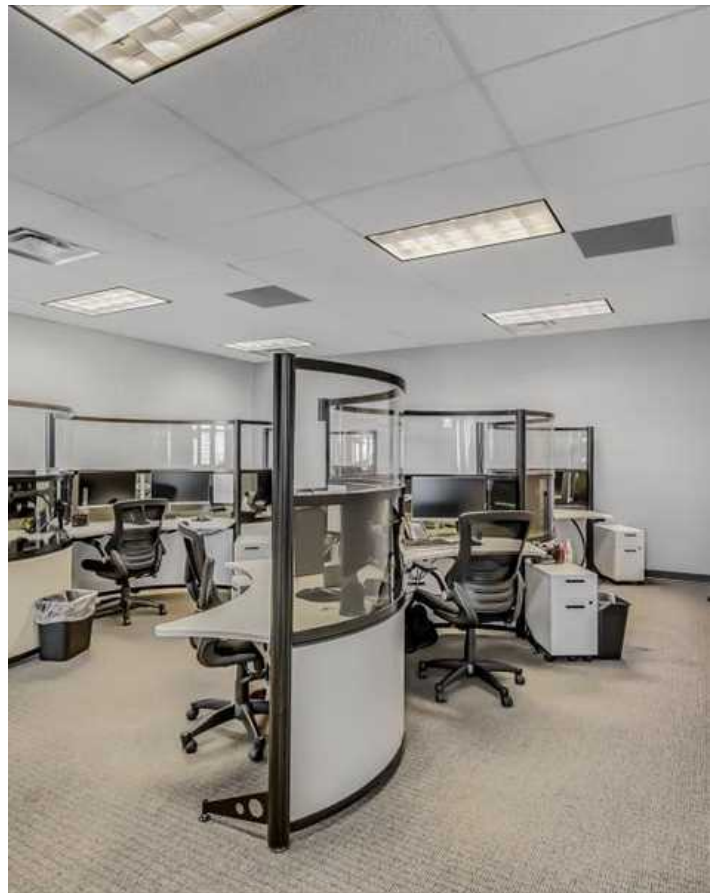
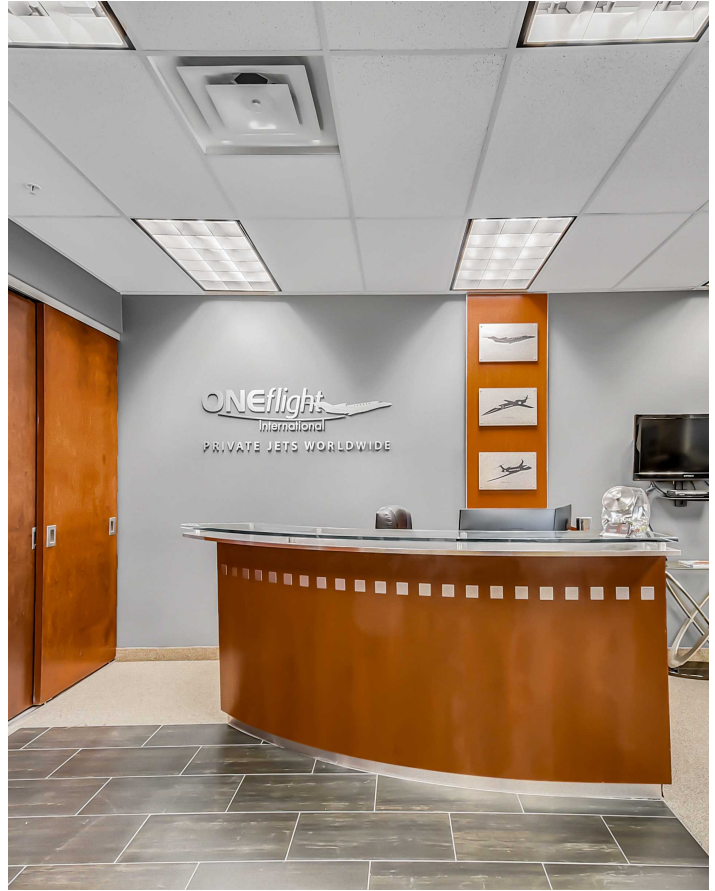
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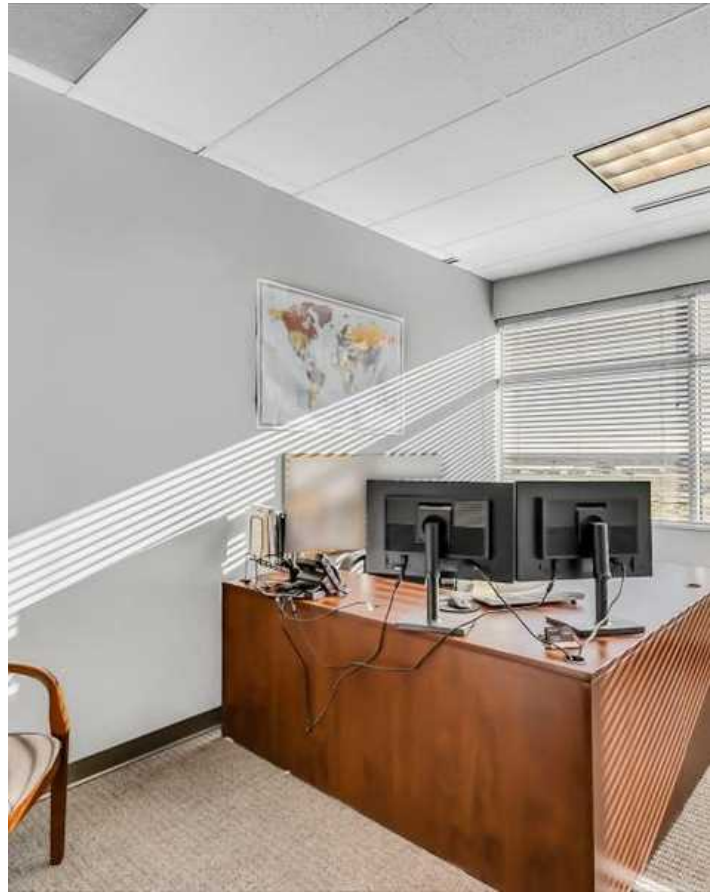
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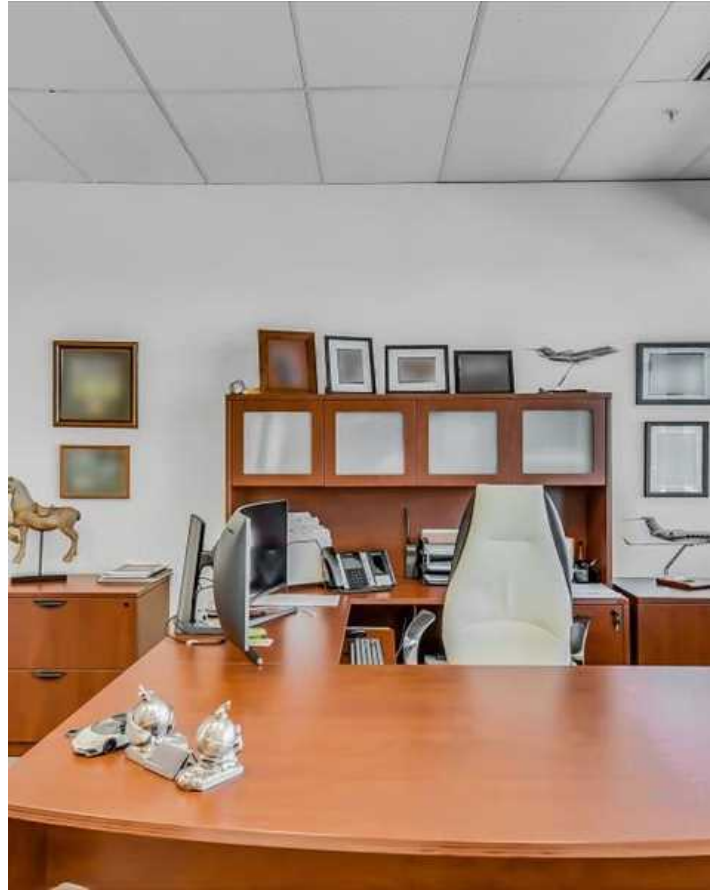
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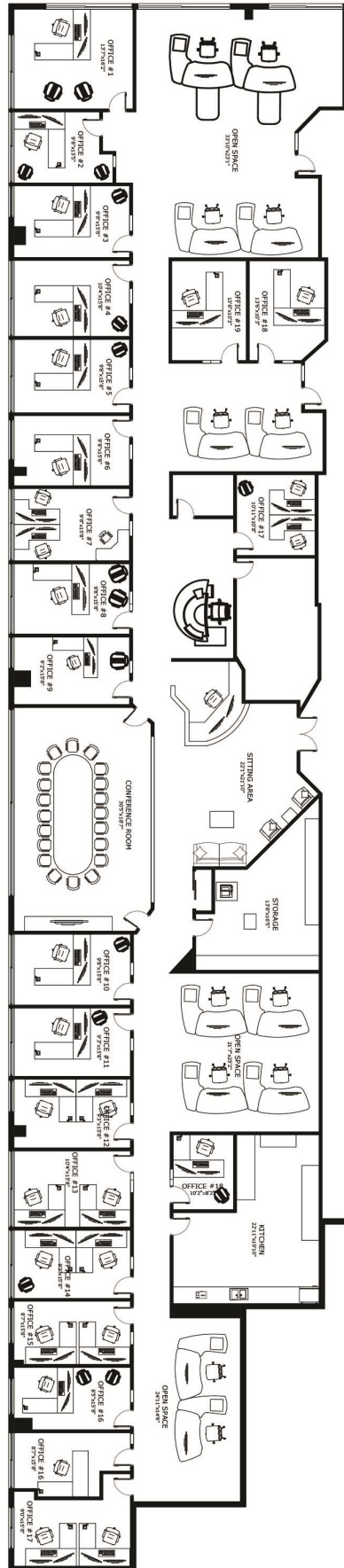


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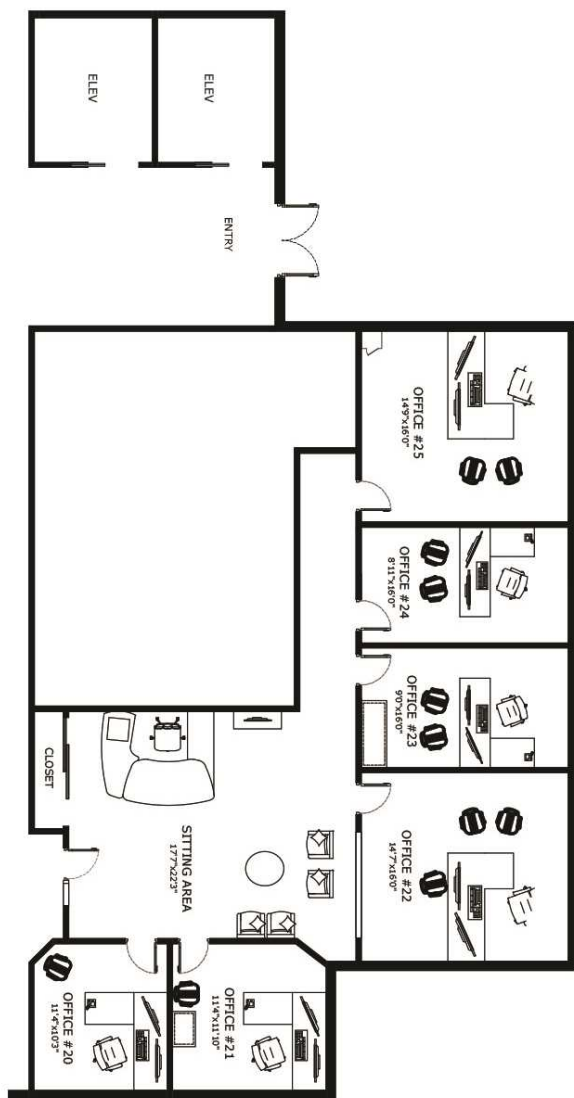
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## Suite 350 Floorplan

- 22 Private Offices
- Large Reception Area
- 5 Bullpen/Open Areas
- 2 Storage Rooms
- 1 Locking Server Room
- Spacious Copy Room
- Spacious Kitchen
- Large Conference Room



## Suite 320 Floorplan

- 5 Private Offices
- Large Reception Area
- A Class Finishes
- Highly Sought After View
- West-Facing
- Overlooking West Runway
- Mountain Views

# LOCATION MAPS

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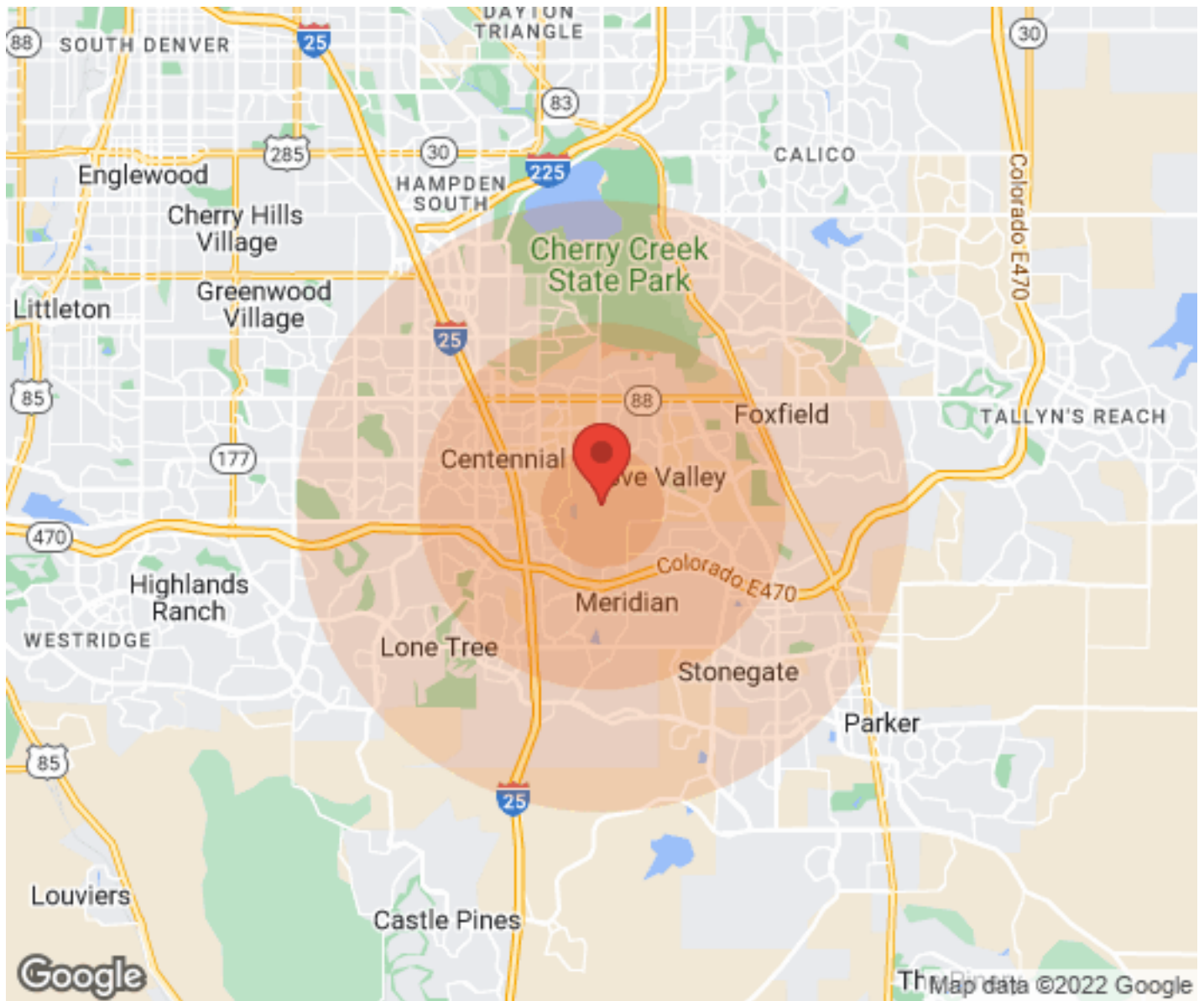


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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	1,929	25,427	92,824	Median	\$84,113	\$76,891	\$94,130
Female	1,905	24,220	93,345	< \$15,000	142	1,354	3,399
Total Population	3,834	49,647	186,169	\$15,000-\$24,999	21	895	2,818
				\$25,000-\$34,999	47	1,635	3,975
<b>Age</b>				\$35,000-\$49,999	211	2,951	7,573
Ages 0-14	778	9,415	37,828	\$50,000-\$74,999	283	4,261	12,077
Ages 15-24	460	6,538	27,163	\$75,000-\$99,999	374	3,013	10,791
Ages 55-64	395	6,270	24,243	\$10,000-\$149,999	369	3,213	15,383
Ages 65+	471	8,463	28,749	\$150,000-\$199,999	144	1,502	7,841
				> \$200,000	64	1,728	7,515
<b>Race</b>				<b>Housing</b>			
White	3,446	42,190	165,132	Total Units	1,959	21,083	73,960
Black	54	1,536	3,853	Occupied	1,834	19,906	70,685
Am In/AK Nat	N/A	29	92	Owner Occupied	1,131	11,667	50,882
Hawaiian	N/A	N/A	N/A	Renter Occupied	703	8,239	19,803
Hispanic	318	4,158	12,032	Vacant	125	1,177	3,275
Multi-Racial	356	5,340	14,570				

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