
Sparkplug Capital

PREPARED BY:



Rare Space Inc.

1331 17th St, Suite M-100
Denver, CO 80202

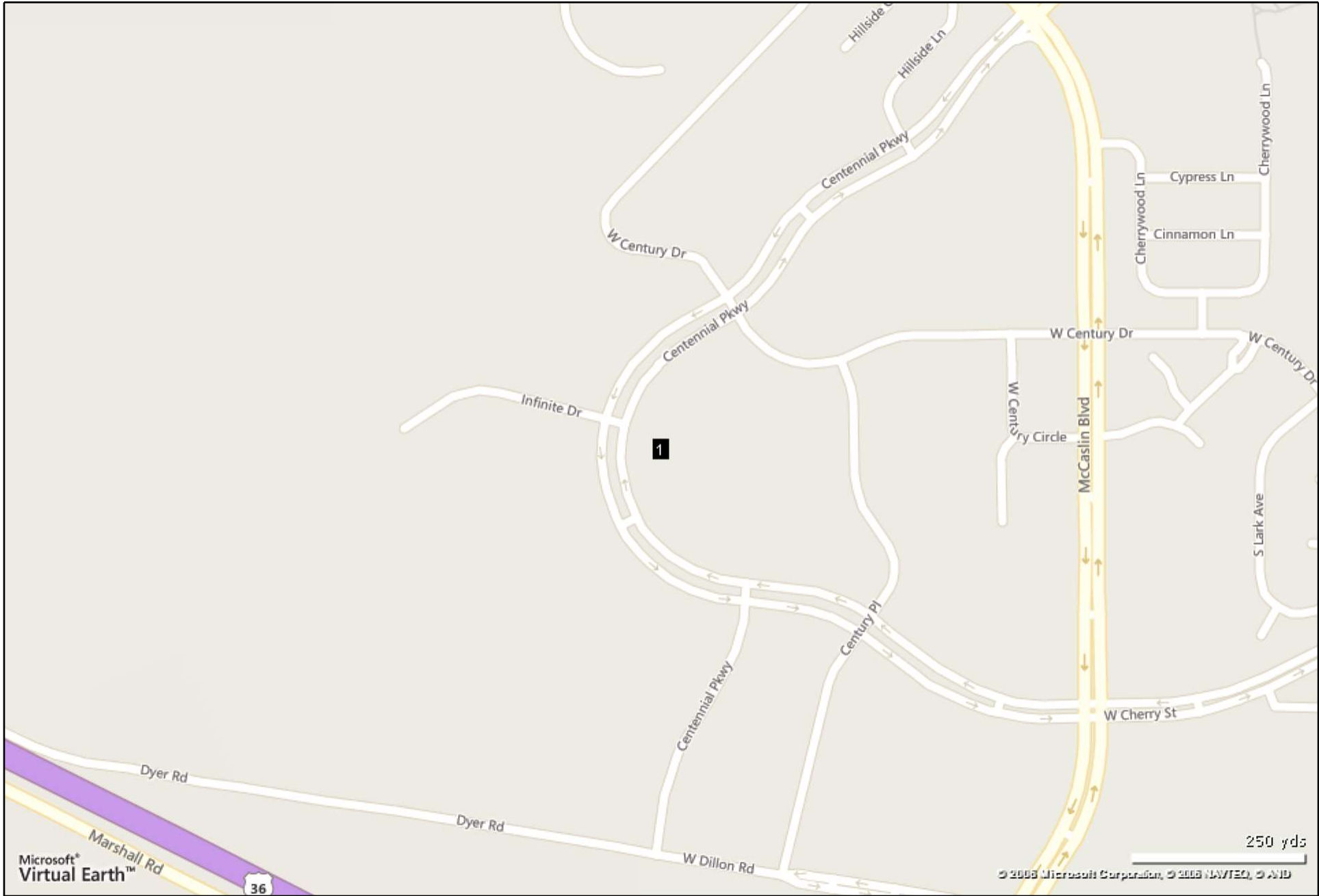
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248 Centennial Pky - Centennial Valley I-B - Centennial Valley



Location: **Centennial Valley I-B**
AKA 1172 Century Dr
Northwest Denver Ind Cluster
Northwest Denver Ind Submarket
Boulder County
Louisville, CO 80027

Management: **Westcore Properties, LLC**
 Recorded Owner: **Westcore Centennial Llc**

Ceiling Height: **16'0"**
 Column Spacing: **-**
 Drive Ins: **9**
 Loading Docks: **None**
 Power: **1600a/120-208v 3p/4w**

Expenses: **2015 Tax @ \$3.22/sf; 2010 Combined Est Tax/Ops @ \$5.26/sf**
 Parcel Number: **1577130-15-001**
 Parking: **Ratio of 3.60/1,000 SF**

Building Type: **Class B Flex**
 Status: **Built 1996**
 Tenancy: **Multiple Tenant**
 Land Area: **334,323 SF**
 Stories: **1**
 RBA: **39,322 SF**
 Total Avail: **7,314 SF**
 % Leased: **81.4%**

Crane: **-**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **Masonry**
 Utilities: **Heating**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,314	7,314	\$13.00-\$14.00/nnn	Vacant	Negotiable	Direct