

OFFICE SPACE FOR LEASE

6800 S DAWSON CIRCLE | ENGLEWOOD, CO 80112

SIGNIFICANT PARKING FOR EMPLOYEES AND CUSTOMERS

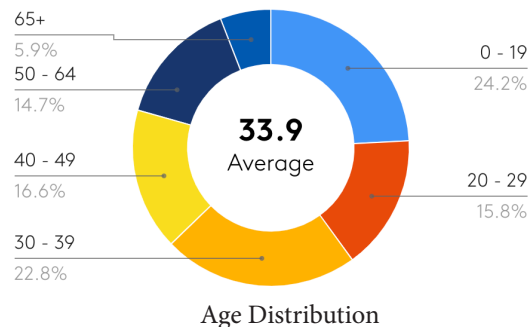
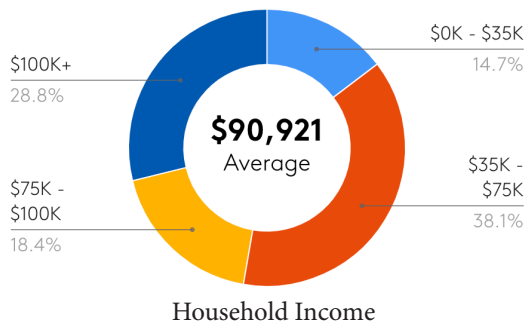


88,000 ROOFTOPS
WITHIN A 5 MILE

CALL/EMAIL FOR PRICING

DEMOGRAPHICS

	1 MILE	3 MILE
Total Population	7,163	67,242
2025 Population Growth	+5.53%	+4.67%
Median HH Income	\$90,921	\$120,919
Households	2,627	\$26,701



PROPERTY FEATURES

- Located just off of E. Arapahoe Road & S. Jordan Road with easy access to S. Parker Road and Interstate 25
- Surrounded by over 88,000 rooftops within a 5 mile radius with an average household income of \$111,973
- Close Proximity to Centennial Airport, Park Meadows Mall, Arapahoe Crossings Shopping Center, and Regis High School
- Fiber Optic Connection Available

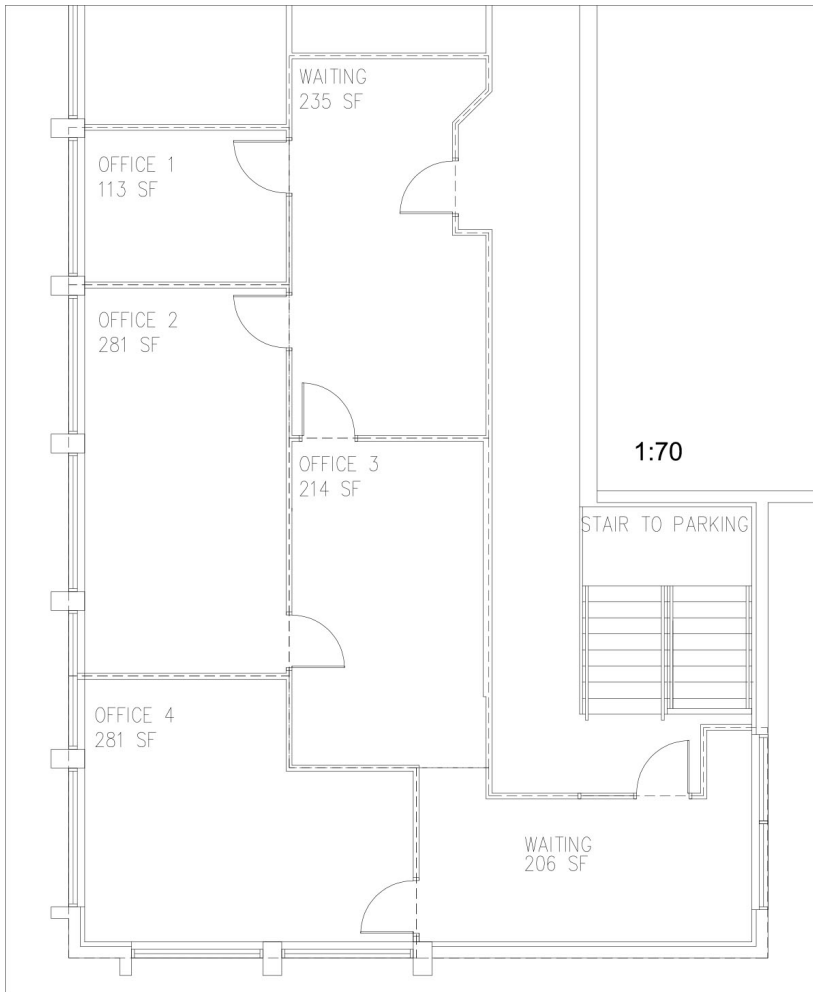
kamen realty
commercial real estate

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LAST SUITES AVAILABLE IN THE BUILDING!

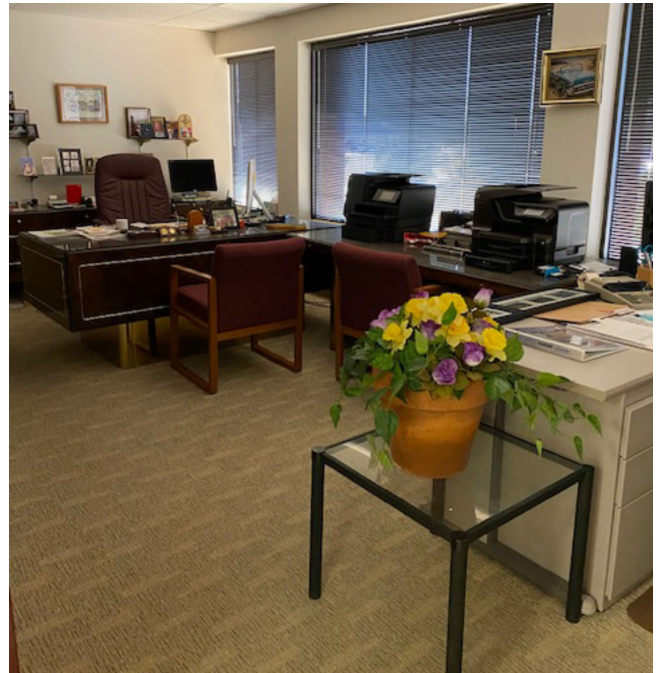


DATE: 7/NOV/23
PROJECT:
2023-DAWSON-1

6800 SOUTH DAWSON

C. PELL, ARCHITECT, LLC
c.pell_architect@yahoo.com
6354 S. BLACKHAWK WAY, 303-718-1343

Suite 203 - Total of 1330 SF



Rent Entire Suite of 1330 sq. ft. or
Rent a Smaller Individual Suite
with Shared Common Space.
Turn a Waiting Room into a
Conference Room!

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TRAFFIC COUNTS

VEHICLES/DAY

E Arapahoe Road

58,826

Jordan Road

14,563

S Parker Road

66,464

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