



PEGASUS REALTY CORP. 303-721-1818 Jeffrey Garelick

STRAWBERRY HILL OFFICE PARK

3929-3989 E. Arapahoe Road, Centennial, CO
PROPERTIES FOR SALE AND FOR LEASE

OFFICE CONDOS & BUILDINGS FOR SALE

3959
E. Arapahoe Rd



2,515 SF

\$299,500
(\$119/SF)

- 1st Floor Office Condo
- 4 Private Offices
- Open Work Area
- 2 Private Bathrooms
- Near Streets of South Glenn

3969
E. Arapahoe Rd.



5,798 SF

\$638,000
(\$110/SF)

- 2 story, multi-tenant office building with loft
- 4 bathrooms
- Basement storage
- Located at E. Arapahoe Rd. and S. Colorado Blvd.
- Upgraded common areas have new tile and lighting
- Covenant controlled business park

3989
E. Arapahoe Rd.



20,164 SF

\$1,915,000
(\$95/SF)

- 3 story, multi-tenant office building
- Great Owner/User Investment
- Well Leased Property
- Located at E. Arapahoe Rd. and S. Colorado Blvd.
- Upgraded common areas have new carpet, paint, tile and lighting
- Covenant controlled business park

OFFICE SPACE FOR LEASE

3929-3989
E. Arapahoe Rd.



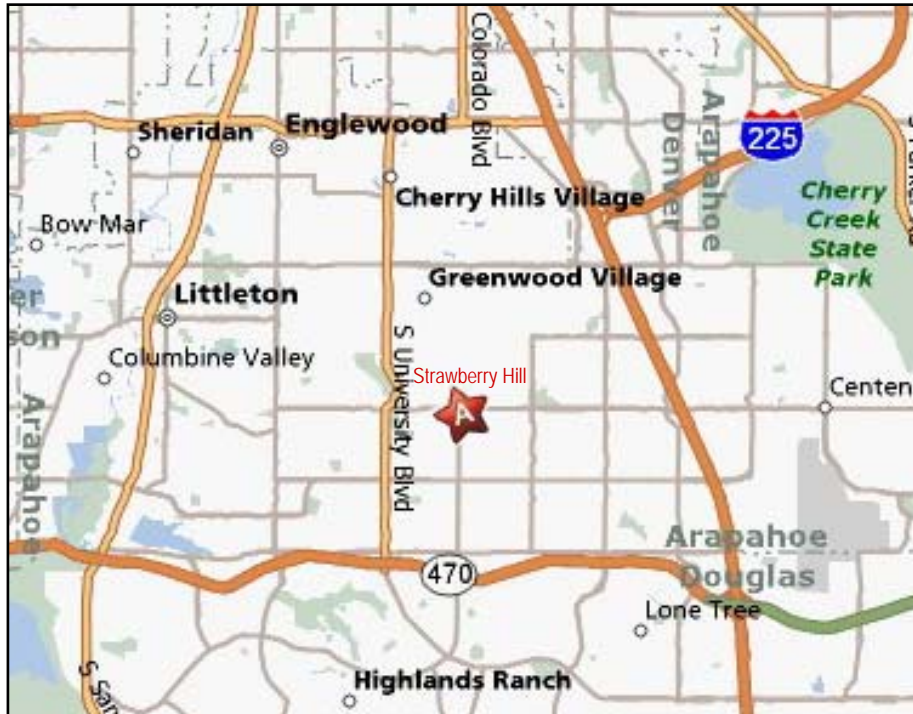
585 SF -
1,886 SF

Lease Rate:
\$14.90 -
\$15.90

- 50,000 SF, 7 Building Office Complex
- Mountain views from most suites
- Windows that open wide for fresh air in most offices
- Abundant parking
- Mature landscaping
- Easy access from I-25 or C-470
- Near restaurants, shopping and golf courses

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STRAWBERRY HILL OFFICE PARK CENTENNIAL, COLORADO



SITE PLAN

COLORADO BOULEVARD

