



# 10360 E Easter Avenue

Centennial, Colorado, 80112

| Marcus & Millichap |  
THE KRAMER GROUP

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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**EXCLUSIVELY LISTED BY**

**CHADD NELSON**

Senior Associate | Denver

Direct: (720) 979-9185

Office: (303) 328-2056

[chadd.nelson@marcusmillichap.com](mailto:chadd.nelson@marcusmillichap.com)

License: CO FA100073491

**BRANDON KRAMER**

First Vice President Investments | Denver

Direct: (303) 328-2020

Office: (303) 328-2000

[brandon.kramer@marcusmillichap.com](mailto:brandon.kramer@marcusmillichap.com)

License: CO FA100045203

# EXECUTIVE SUMMARY *OFFERING SUMMARY*

The Business Park 100 (BP100) District allows for the development of offices and enclosed light industrial uses in a campus-like setting. This environment may also include residential uses that are closely related to office, medical, and commercial use, such as live-work units, assisted living facilities, congregate care facilities, and nursing homes.

**10360 E Easter** | Centennial, CO 80112

<b>Price</b>	<b>\$799,000</b>
Building Square Feet	69,696 SF
Total Acres	1.60 AC
Zoning	BP 100



E. EASTER AVENUE

# EXECUTIVE SUMMARY PROPERTY SURVEY



8. ANY INTEREST IN COAL "AS RESERVED" BY DEED RECORDED FEBRUARY 11, 1890 IN BOOK 887 AT PAGE 840 OLD DEPARTMENT RECORDS AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
9. THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE EASTWOOD SANITATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED DECEMBER 22, 1923 IN BOOK 404 AT PAGE 792.
10. THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE INTERLAKES SOUTH METROPOLITAN DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 30, 1924 IN BOOK 424 AT PAGE 212.
11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND ALL OTHER MATTERS SPECIFIED UNDER THE STANDARD AVIGATION AND HAZARD EASEMENT #1 DATED MARCH 7, 1985 IN BOOK 4384 AT PAGE 411.
12. THE EFFECT OF AND THE LIEN ENFORCED BY THE RULE 31 OF THE SUBJECT PROPERTY IN THE LOCAL IMPROVEMENT DISTRICT NO. 5, AS DISCLOSED BY THE INSTRUMENTS RECORDED JULY 7, 1987 IN BOOK 5200 AT PAGE 788, JANUARY 20, 1993 IN BOOK 7839 AT PAGE 300 AND JANUARY 20, 1995 IN BOOK 7839 AT PAGE 302.
13. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, NOTES, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ALL OTHER MATTERS OR CONDITIONS AS SHOWN AND SET FORTH ON THE PLAT OF RAMPART BUSINESS CENTER FILING NO. 9 RECORDED AUGUST 9, 1998 IN MAP BOOK 89 AT PAGE 23, RECEPTION NO. 2999367.
14. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY THE INSTRUMENT RECORDED MARCH 16, 1992 IN BOOK 6406 AT PAGE 25.
15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND ALL OTHER MATTERS SPECIFIED UNDER THE SUBDIVISION IMPROVEMENT AGREEMENT AND RESOLUTION ON COVENANTS RELATING TO THE SUBDIVISION AND DEVELOPMENT OF RAMPART BUSINESS CENTER #6 RECORDED MAY 16, 1995 IN BOOK 7855 AT PAGE 42.
16. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, NOTES, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ALL OTHER MATTERS OR CONDITIONS AS SHOWN AND SET FORTH ON THE PLAT OF RAMPART BUSINESS CENTER FILING NO. 8 RECORDED JULY 21, 1995 IN MAP BOOK 122 AT PAGE 44, RECEPTION NO. 72136.
17. COVENANTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RAMPART BUSINESS CENTER FILING NO. 8 AND FOR PARCEL J OF RAMPART BUSINESS CENTER, RECORDED AUGUST 18, 1995 IN BOOK 8073 AT PAGE 813, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN.
18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND ALL OTHER MATTERS SPECIFIED UNDER THE RESOLUTION RECORDED AUGUST 29, 1995 IN BOOK 8085 AT PAGE 360.
19. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS, RIGHTS-OF-WAY AND ALL OTHER MATTERS AS CONTAINED IN EASEMENT, MAINTENANCE AGREEMENT AND AUTHORIZATION FOR INCREASED USE OF EXISTING EASEMENTS AS RECORDED SEPTEMBER 24, 1997 AT RECEPTION NO. A7120222 AND RE-RECORDED NOVEMBER 9, 1997 AT RECEPTION NO. A7141215.
20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND ALL OTHER MATTERS SPECIFIED UNDER THE AGREEMENT RELATING TO THE DEVELOPMENT OF RAMPART BUSINESS CENTER #6/AGLE AUTOGARAGE RECORDED FEBRUARY 23, 1998 AT RECEPTION NO. A8023655.
21. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, NOTES, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ALL OTHER MATTERS OR CONDITIONS AS SHOWN AND SET FORTH ON THE PLAT OF RAMPART BUSINESS CENTER FILING NO. 9 RECORDED FEBRUARY 25, 1998 IN MAP BOOK 146 AT PAGE 44, RECEPTION NO. 8025545.

**PROPERTY DESCRIPTION:**

LOT 2, BLOCK 1, RAMPART BUSINESS CENTER FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PROPERTY ADDRESS:**

10360 EAST EASTER AVENUE  
 ENGLEWOOD, CO. 80112



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**NOTES:**

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**NOTICE:**

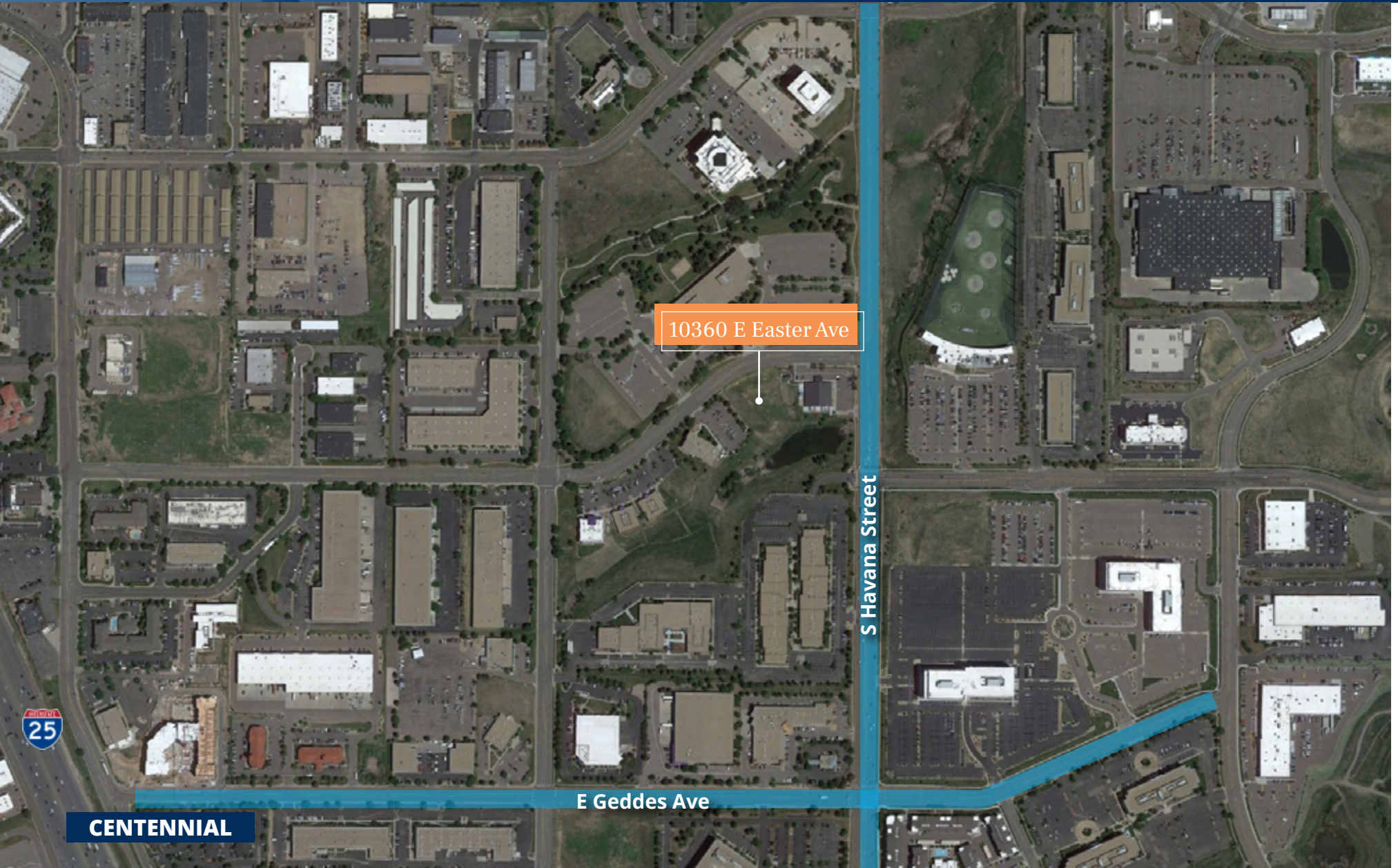


10360 E Easter Ave

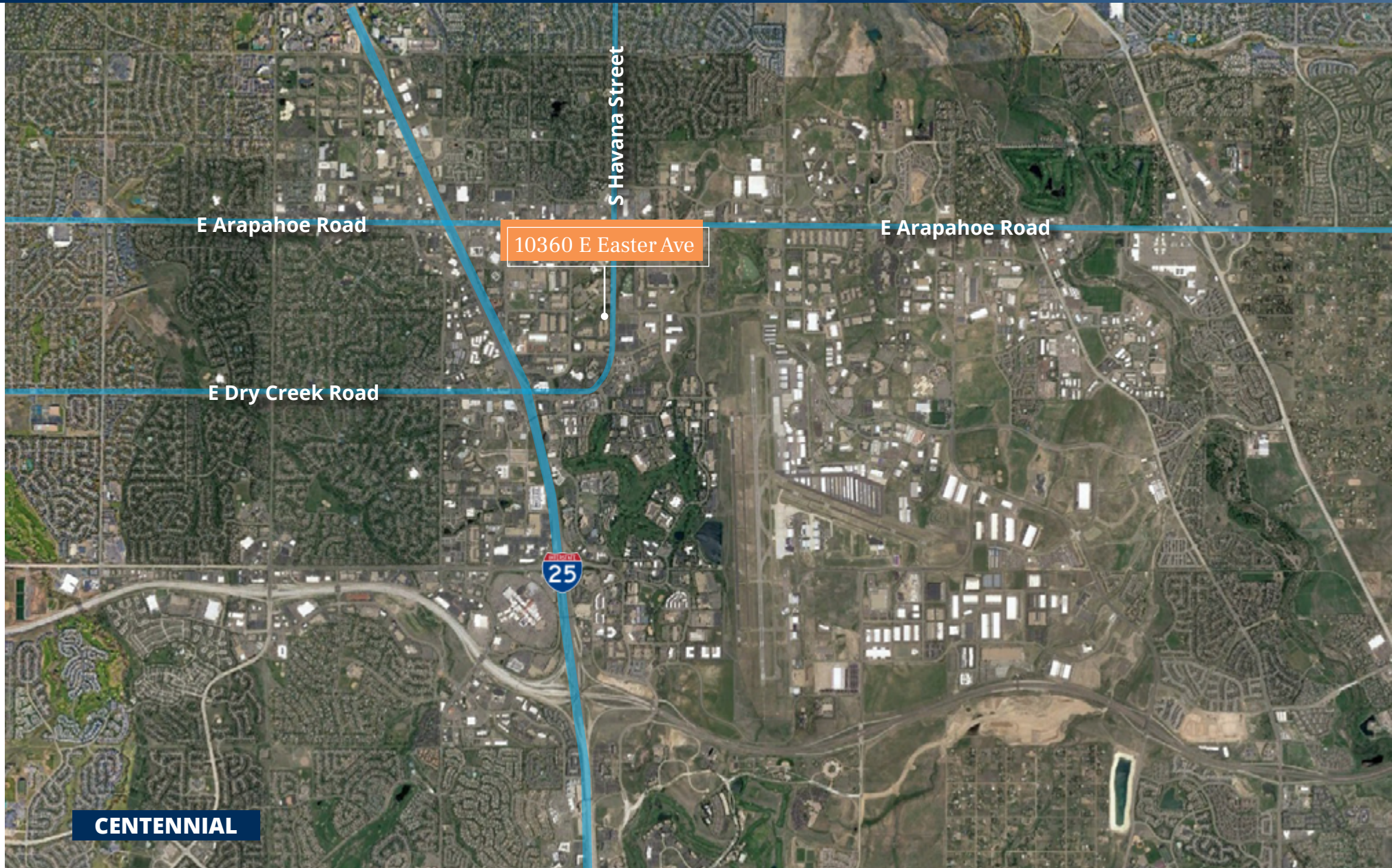
E. EASTER AVENUE

S. HAVANA STREET

# EXECUTIVE SUMMARY LOCAL MAP







CENTENNIAL

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