

# Highland Ranch Office/Flex For Lease

8955 S. Ridgeline Blvd., Highlands Ranch, CO



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## PROPERTY DESCRIPTION

<b>Building:</b>	34,796± SF
<b>YOC:</b>	1987
<b>Parking:</b>	3:1,000 ratio
<b>Zoning:</b>	PD

SUITE 1000	
<b>Size:</b>	3,787± SF
<b>Lease Rate:</b>	\$12.00/SF NNN NNN's = \$5.75/SF
<b>Total Rate:</b>	\$5,601.60/month

This attractive flex/office development in Highlands Ranch offers an excellent location with easy access to Broadway and C-470, and is within walking distance to a number of retail and restaurant amenities. Suite 1000 offers a large reception area, his and hers bathrooms, two private offices, and abundant flex space. The entire space has HVAC and also has 400-amp service.

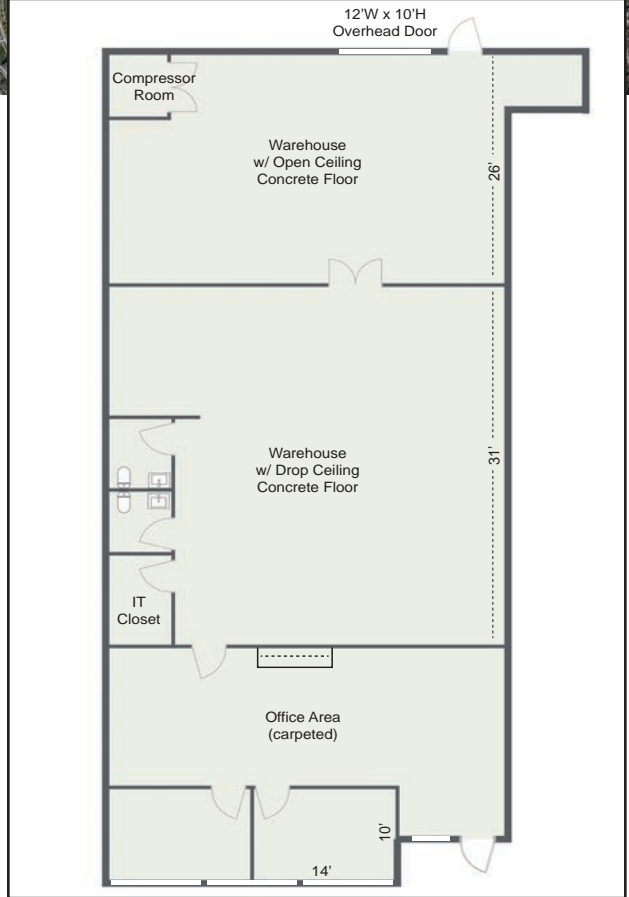
Space available September 1, 2020.



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