



# For Lease - Office

## THE VIEWS I

11800 Ridge Parkway • Broomfield, Colorado



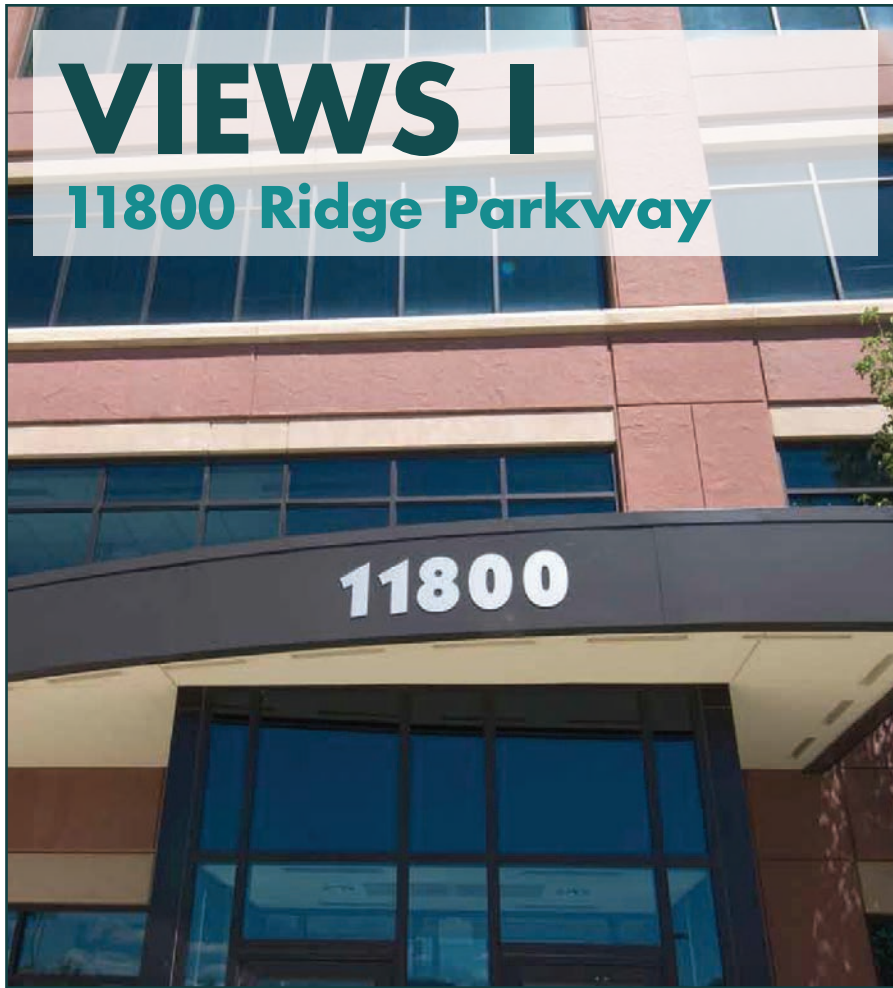
### BUILDING FEATURES

- Panoramic views of the Flatirons and the City of Denver
- Efficient floor plates with great glass line
- Ideal location just outside of Interlocken with easy access to Boulder and Denver via US 36
- Abundant nearby amenities including fast food to fine dining, retail, hotels, golf, trail system and athletic club
- Class A corporate location
- 700 free surface spaces available; 4.0 : 1,000 parking ratio
- Graze Café on-site
- Showers / Locker rooms / Workout facility
- Bicycle storage



# VIEWS I

## 11800 Ridge Parkway



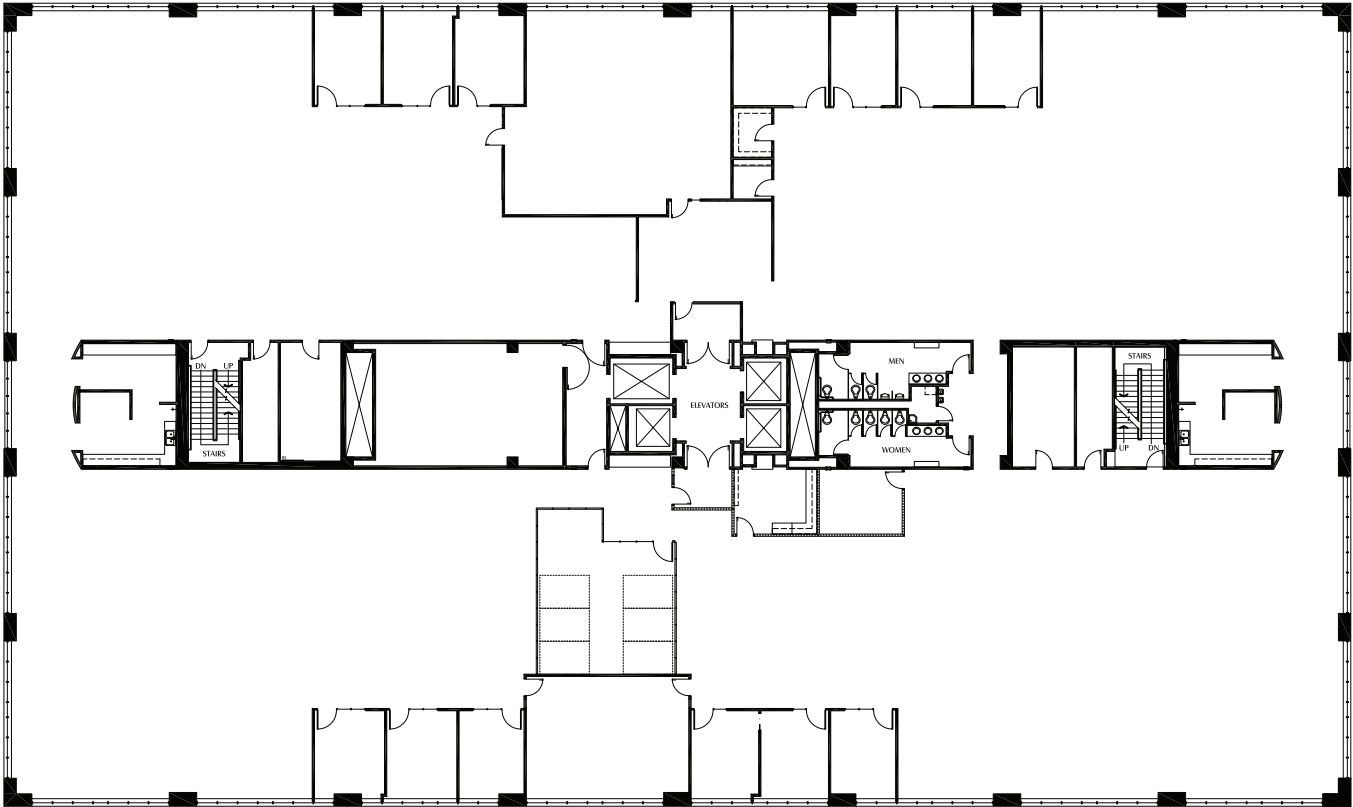
### BUILDING HIGHLIGHTS

<b>Building size</b>	169,692 SF
<b>Typical floorplate</b>	35,560 SF
<b>Space available</b>	80,861 SF
<b>Lease rate</b>	\$17.00 / SF NNN
<b>Floors</b>	Five (5)
<b>2018 OpEx (est.)</b>	\$9.68 / SF
<b>Parking</b>	Free surface
<b>Elevators</b>	Four (4)

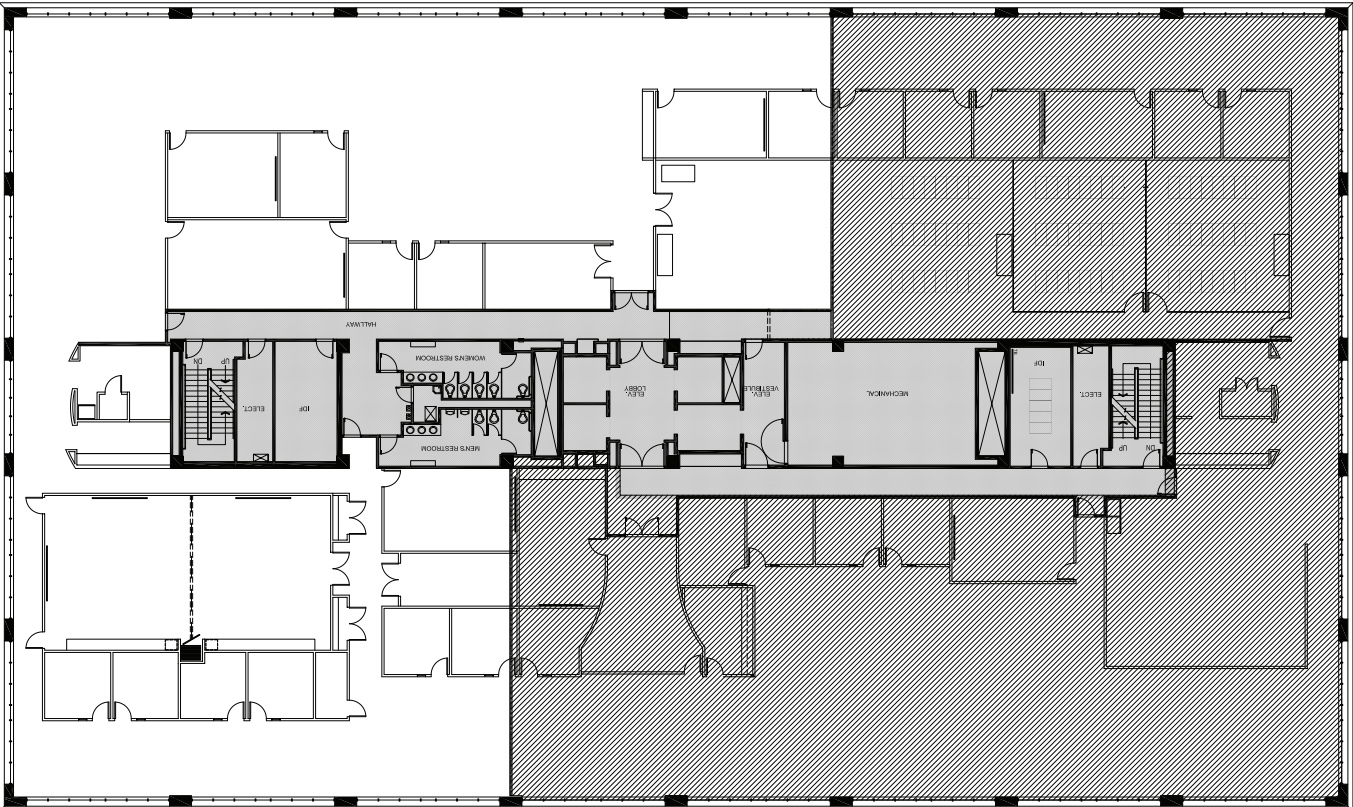
### CURRENT AVAILABILITIES

Floor	SF Available	Suite	Comments
2	36,555 SF	200	Full floor opportunity. Can be combined with Suite 350 for 54,028 SF contiguous.
3	17,473 SF	350	Elevator identity. Space wraps the north side of the floor with views of The Flatirons to the west and downtown Denver to the east.
5	19,231 SF	500	4 offices, work room, conference room and open area. Can be combined with Suite 525 for 26,833 SF contiguous.
5	7,602 SF	525	Top floor corner suite with floor to ceiling glass. Can be combined with Suite 500 for 26,833 SF contiguous.

SUITE 200 - 36,555 SF



SUITE 350 - 17,473 SF





## THE VIEWS I • 11800 Ridge Parkway

### AREA AMENITIES



### FOR LEASING INFORMATION, PLEASE CONTACT:

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