



Office Space with Strong Corporate Appeal for Lease  
in **Panorama Submarket**

# HIGHLAND PLACE II

9110 EAST NICHOLS AVENUE | CENTENNIAL, CO 80112

**85,650 SF**  
TOTAL AVAILABLE

*Extensive Renovations Planned*

*Exterior Top of the Building Signage Available for a Large Tenant*

2nd Floor – 47,500 SF

1st Floor – 1,464 SF up to 38,150 SF

# BUILDING FEATURES








New Atrium Renderings



- RBA: 143,958 SF
- Year Built: 1984, Renovated in 2001 & 2017
- Common Areas: New activated main lobby with ample seating, lounge area and food service. This area will be a functional and collaborative environment for all tenants.
- Grounds: Park setting with landscaped grounds & outdoor plaza area
- Parking: Up to 4.0:1,000/SF  
104 covered parking spaces (located below the building)
- Infrastructure:
  - Two (2) back-up generators (200kw and 100kw)
  - Automatic transfer switch
  - Category 5e cabling throughout
  - Supplemental HVAC units

- Large accommodating 47,500 SF floor plate with the entire 2nd floor available offering a rare large block in the Panorama Submarket
- Continuous glass-line facilitates a healthy work environment with abundant natural light & views
- Building exterior & monument signage available for a tenant that is 30,000 SF or greater
- Shower & locker facility
- Food services available on a regular basis

## Lease Economics:

				
Lease Rate:	Annual Escalations:	Opex./Taxes:	T.I. Allowance:	Parking Fees:
\$23.00/SF - \$24.00/SF Full Service	\$.50/SF/Year	\$9.15/SF (2017 Est.)	Negotiable	\$0/mo. - Surface \$35/mo. - Covered Reserved

# 1st Floor

38,150 SF

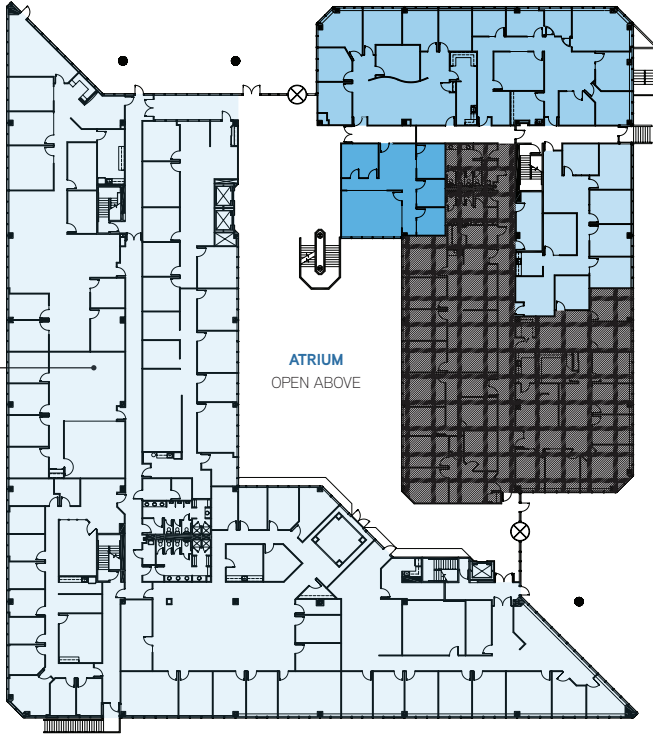
27,665 SF

Corridor can be collapsed

5,581 SF

1,464 SF

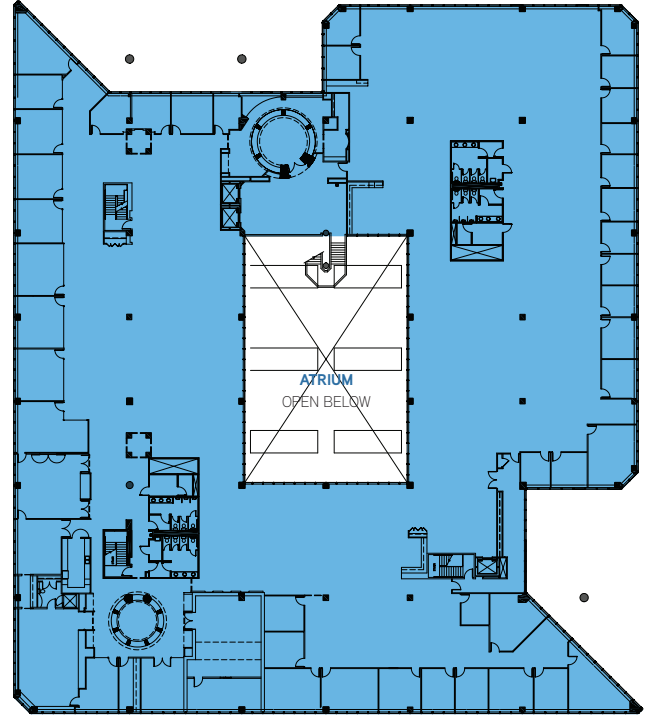
3,440 SF



# 2nd Floor

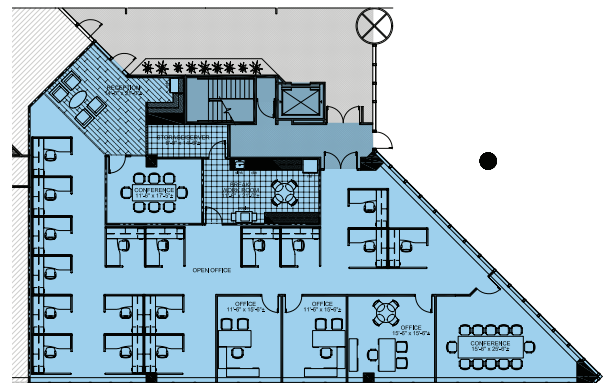
47,500 SF

Full Floor



# 1st Floor

Hypothetical



# LOCATION



Highland Place II is located in the Panorama Submarket in close proximity to the most dense population of educated workers in the Denver metro area. More than 40% of the population have a bachelor's degree or higher.

Short distance to the Dry Creek Station light rail stop with quick access provided by RTD Call-n-Ride.

Immediate access via I-25 & C-470.

More than 6 million square feet of retail within a 1.5 mile radius offering ample dining and shopping options and over 2,000 hotel rooms located within 1 mile.



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