

THE DENVER HIGHLANDS

LEASING INFORMATION

	ONE DENVER HIGHLANDS 10375 E Harvard Ave Denver, CO 80231	TWO DENVER HIGHLANDS 10065 E Harvard Ave Denver, CO 80231
Building Size	Approximately 129,861 RSF	Approximately 230,057 RSF
Stories	5	9
Year of Construction	1980 – Renovated 2016	1985 – Renovated 2016
Lease Rates	\$22.00 - \$24.00 / SF FSG	\$22.00 - \$24.00 / SF FSG
Operating Expenses	2019 Base Year Estimate \$9.71	2019 Base Year Estimate \$8.47
Tenant Improvements	Negotiable	Negotiable
Parking	5.0:1,000, Free Structured	5.0:1,000, Free Structured
Amenities	Class A 2 Building Campus with efficient floorplates ranging from 14,000 SF – 34,000 SF.	
	<ul style="list-style-type: none"> • Large conference room with seating up to 80 people • Outdoor terraces and patios • Unobstructed views of Cherry Creek, Denver and the mountains • Grounds for Dismissal Coffee 	<ul style="list-style-type: none"> • Indoor/outdoor collaborative seating area • On-site management office • Building and monument signage available • Bocce Court

AVAILABLE SPACE

	Suite	RSF	COMMENTS
ONE DENVER HIGHLANDS	Floors 1-5	129,861	
TWO DENVER HIGHLANDS	805	2,939	
	750	3,376	
	210	3,606	
	950	4,382	
	803	6,019	
	900	6,502	Available December 1, 2019
	270	7,002	
	800	9,698	
	500	34,050	
	300	34,092	
	600	34,192	

For additional information, please contact:

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