

# ***SHEA CENTER II***

## ➤ ***LEASING INFORMATION*** ◀

Address: 1805 Shea Center Drive  
Highlands Ranch, CO 80129

Building Size: Approximately 121,399 RSF

Number of Floors: 4

Year Built: 2001

Elevators: 3

### Available Square Feet:

Suite 140	3,043 RSF	Available 8/1/19
Suite 130	3,419 RSF	Available Immediately
Suite 280	3,941 RSF	Proposed Spec Suite
Suite 290	4,043 RSF	Available Immediately

Starting Lease Rate: \$20.00 RSF NNN

Operating Expenses: 2019 Estimate - \$11.57/RSF

Tenant Improvements: Negotiable

Parking: 4.5:1,000 RSF  
17% covered spaces @ \$70/space/month

Amenities: \*Building Conference Room/Training Room  
\*Showers & Lockers  
\*Easy Access to C-470  
\*Close Proximity to Restaurants and Numerous Retail Amenities

*For additional information, please contact:*

***Mitch Bradley or John Marold***  
***(720) 528-6311 (720) 528-6355***

5455 Landmark Place, Suite C102  
Greenwood Village, CO 80111  
(720) 528-6300 phone  
(720) 528-6333 fax  
[www.cbre.com/denver](http://www.cbre.com/denver)

# **CBRE**