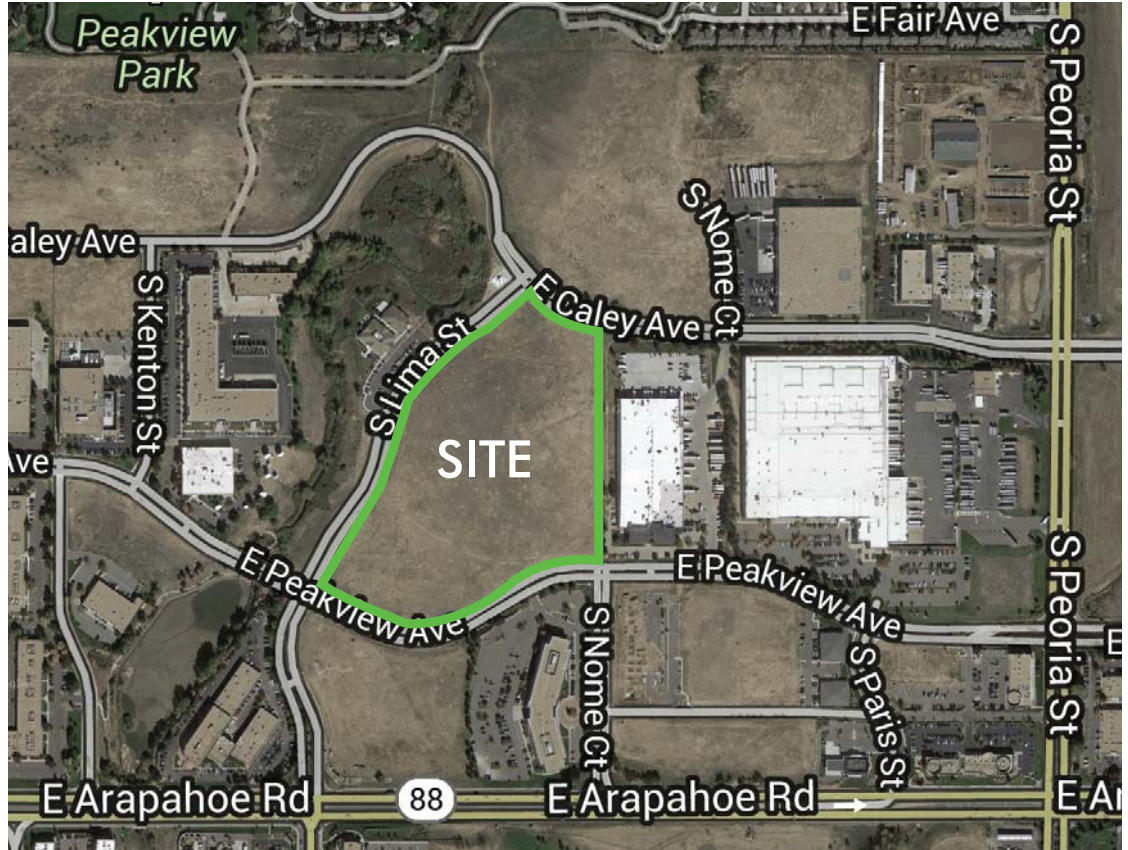


LAND  
FOR SALE  
OR BUILD  
TO SUIT

# LINCOLN EXECUTIVE CENTER

NEC OF S. LIMA STREET & PEAKVIEW AVE :: CENTENNIAL, CO

IDEAL FOR  
OFFICE/FLEX/INDUSTRIAL  
DEVELOPMENT  
\$1.90 PER LAND SF



FOR MORE  
INFORMATION  
PLEASE CONTACT

### Doug Viseur

First Vice President  
720.528.6378  
doug.viseur@cbre.com

### Todd Witty

First Vice President  
720.528.6339  
todd.witty@cbre.com

<b>SITE SIZE:</b>	17 acres (740,520 SF)
<b>REDUCED PRICE:</b>	\$1,406,988 (\$1.90/SF)
<b>TOPOGRAPHY:</b>	Gently sloping from East to West
<b>DIMENSIONS:</b>	Irregular
<b>UTILITIES:</b>	Arapahoe County water and Wastewater Authority Xcel Energy Gas & Electric (adjacent to the site)
<b>ZONING:</b>	AMU - Mixed use PUD (permits: office, industrial, medical office and retail)
<b>EXISTING IMPROVEMENTS:</b>	Curb, gutter and sidewalk Open Conduit to City of Centennial Fiber Optic Network

### BUILD TO SUIT INFORMATION AVAILABLE - PER REQUEST:

- :: Excellent access to I-25, I-225 and Parker Road
- :: Great western views
- :: Close proximity to many amenities

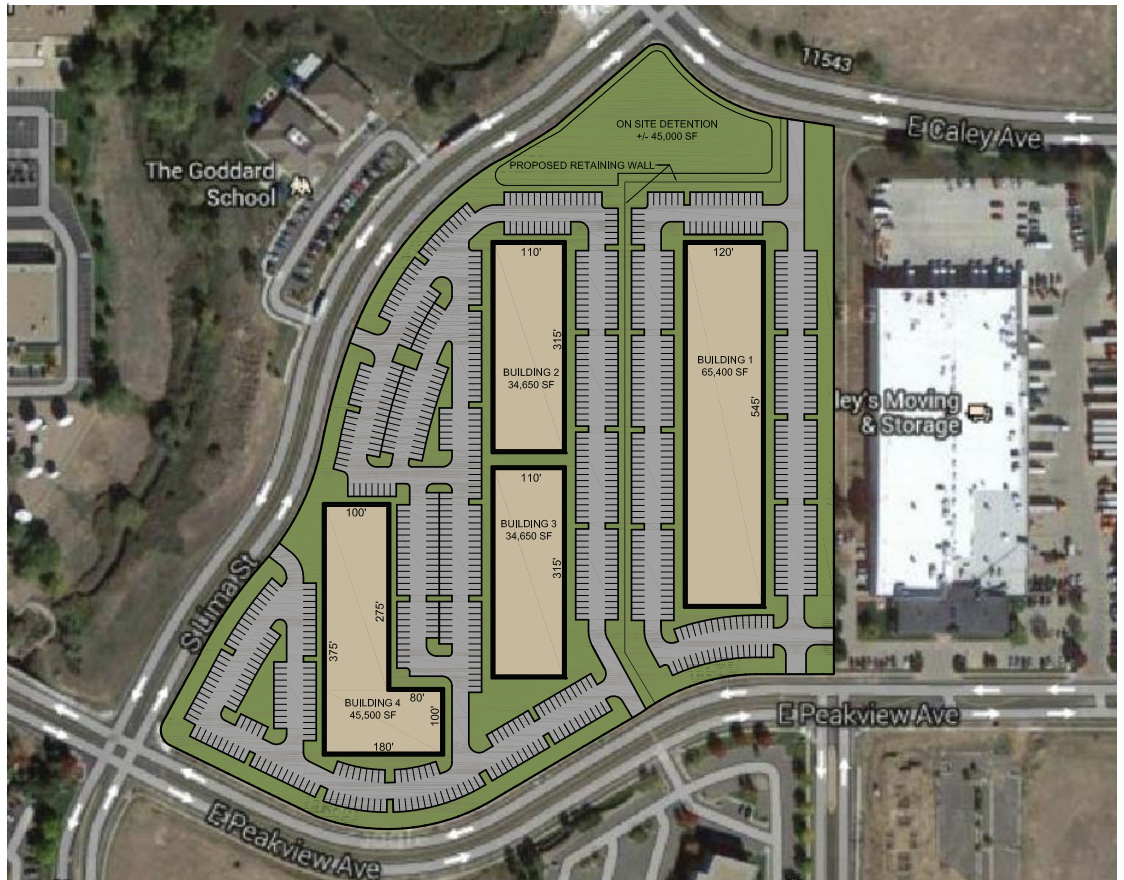
**CBRE**

LAND  
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# LINCOLN EXECUTIVE CENTER

NEC OF S. LIMA STREET & PEAKVIEW AVE :: CENTENNIAL, CO

## POSSIBLE SITE PLAN



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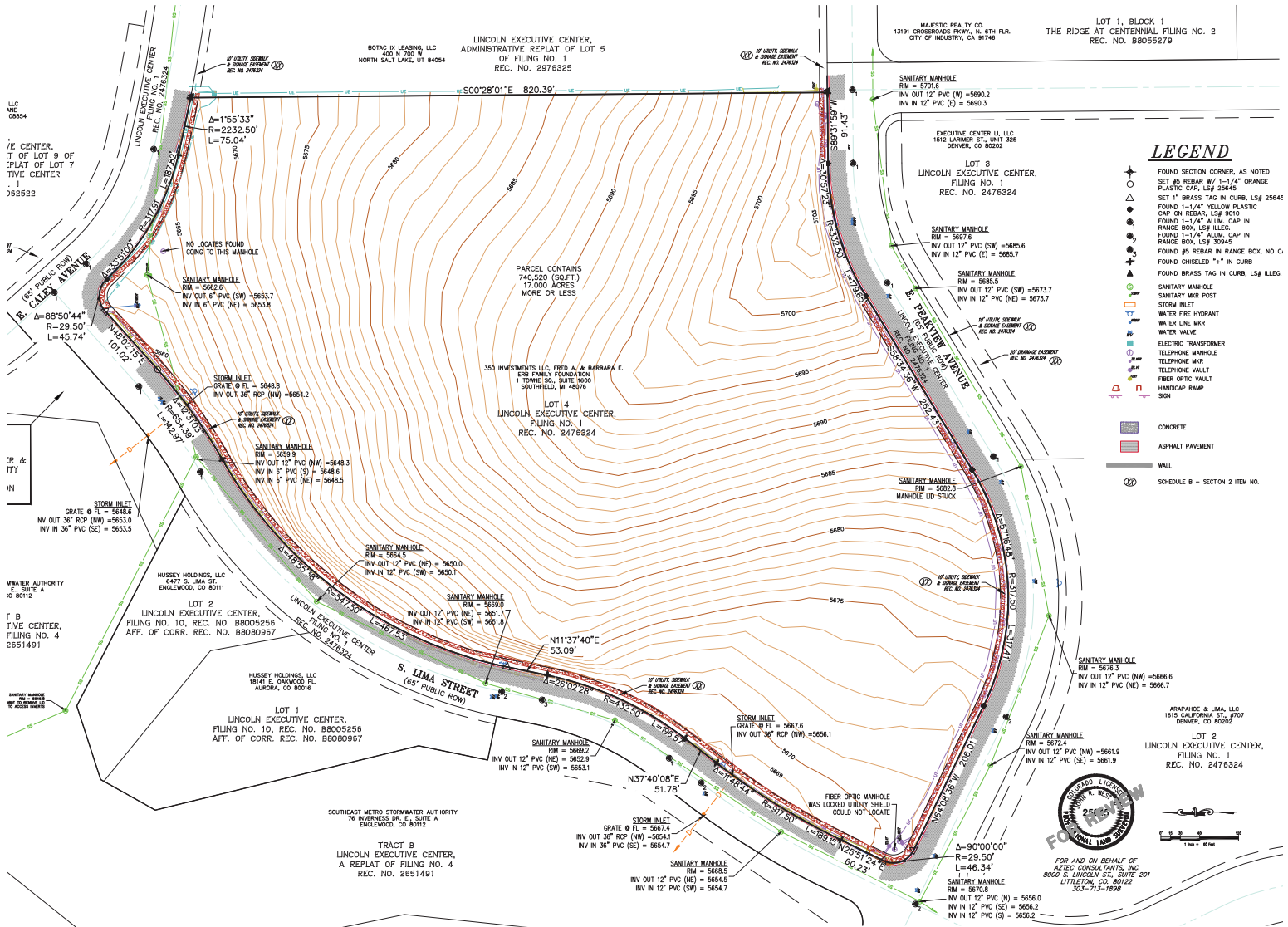
**CBRE**

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# LINCOLN EXECUTIVE CENTER

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## SURVEY



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