



Highlands Place II

CLASS A OFFICE SPACE FOR LEASE

NEW OWNERSHIP

BROKER CO-OP FEE \$2.00 SF/year of initial term

9110 E. Nichols Ave.

CENTENNIAL, CO 80112

PRESENTED BY:

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PROPERTY SUMMARY

HIGHLANDS PLACE II

9110 E. NICHOLS AVE.
CENTENNIAL, CO 80112

OFFERING SUMMARY

LEASE RATE:	\$18.50-22.50 SF/yr (NNN)
BUILDING SIZE:	151,586 SF
AVAILABLE SF:	890 - 52,974 SF
LOT SIZE:	5.47 Acres

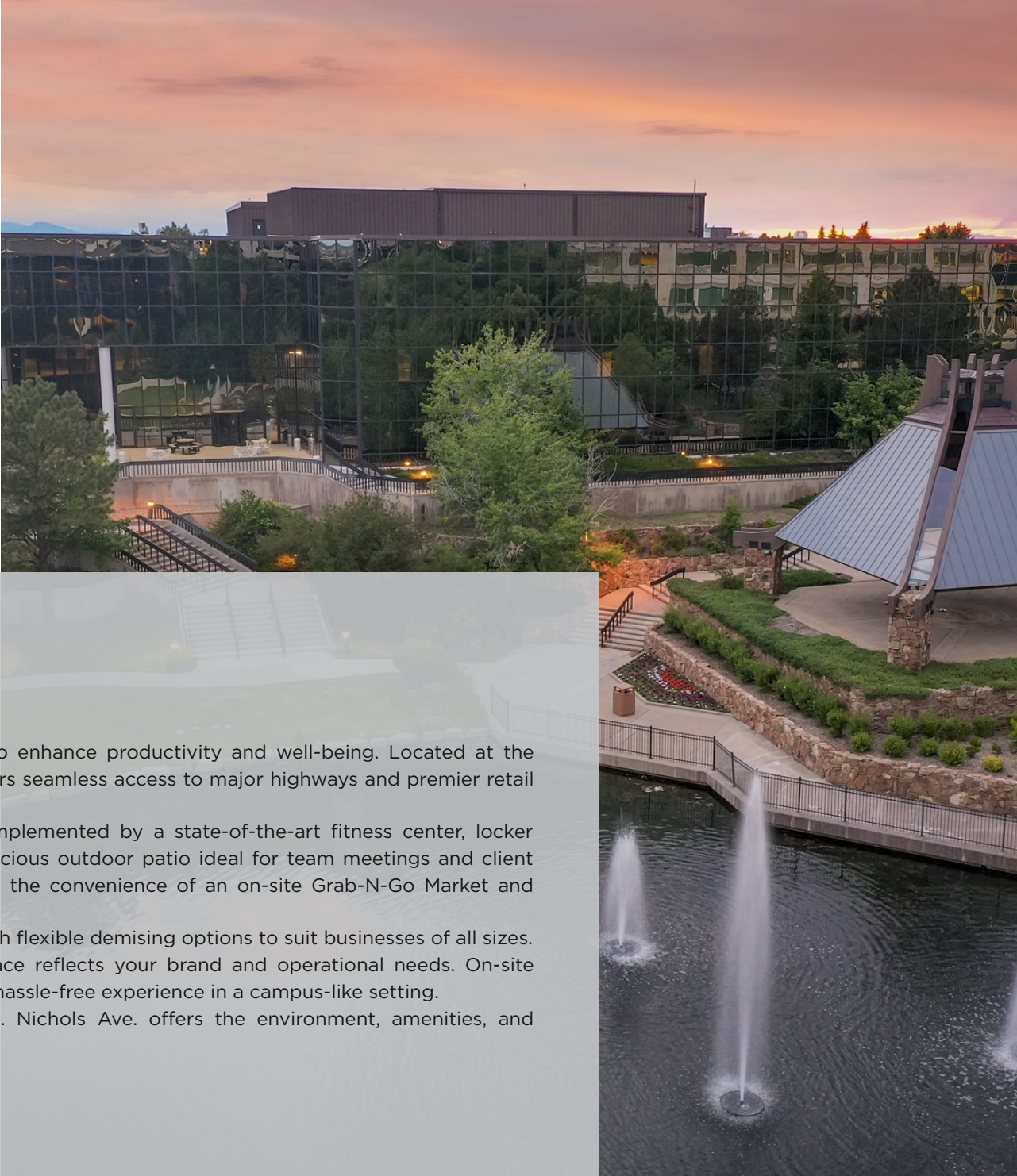
PROPERTY SUMMARY

Welcome to a tenant-centric leasing opportunity designed to enhance productivity and well-being. Located at the intersection of I-25 and E-470, this Class A office building offers seamless access to major highways and premier retail destinations, including Park Meadows Mall.

The newly renovated lobby (2023) sets a modern tone, complemented by a state-of-the-art fitness center, locker rooms, and a fully equipped 50-person conference room, spacious outdoor patio ideal for team meetings and client presentations and events. Tenants and guests can also enjoy the convenience of an on-site Grab-N-Go Market and coffee bar.

The second floor features 52,974 SF of customizable space, with flexible demising options to suit businesses of all sizes. A generous tenant improvement allowance ensures your space reflects your brand and operational needs. On-site property management provides responsive service, creating a hassle-free experience in a campus-like setting.

Whether you're expanding, relocating, or upgrading, 9110 E. Nichols Ave. offers the environment, amenities, and flexibility to support your success.



PROPERTY HIGHLIGHTS

- Excellent Location to Rt 25, E 470 and Major Roads
- Near All Typers of Retail Amenities Including Park Meadows Mall
- Ribbon Glass Building Design Provides Exterior and Atrium Window Line Maximizing Natural Light
- Class A Finishes to Lobby and Build to Suit Suite Finishes
- Plug and Play Suites Available
- State-of-the-Art Fitness Center with locker rooms and showers
- Grab-N-Go market and coffee station in updated lobby
- On Site Property Management



**ATRIUM WITH
MARKETPLACE**



**GYM WITH LOCKER
ROOMS**



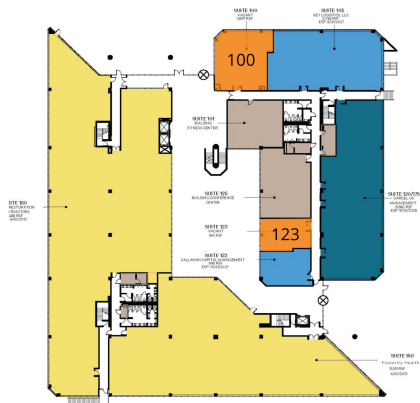
**CONFERENCE
CENTER**

BUILDING PHOTOS



BUILDING PHOTOS





LEGEND

Available

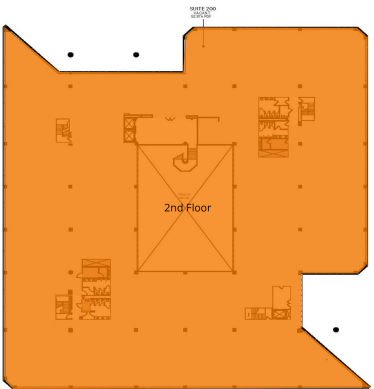
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	890 - 49,953 SF	LEASE RATE:	\$18.50 - \$22.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	1,897 SF	NNN	\$18.50 - 22.50 SF/yr	Move in Ready Space
Suite 123	Available	890 SF	NNN	\$18.50 - 22.50 SF/yr	Compact, interior office on 1st floor

PLANS



LEGEND

Available

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AVAILABLE SPACES

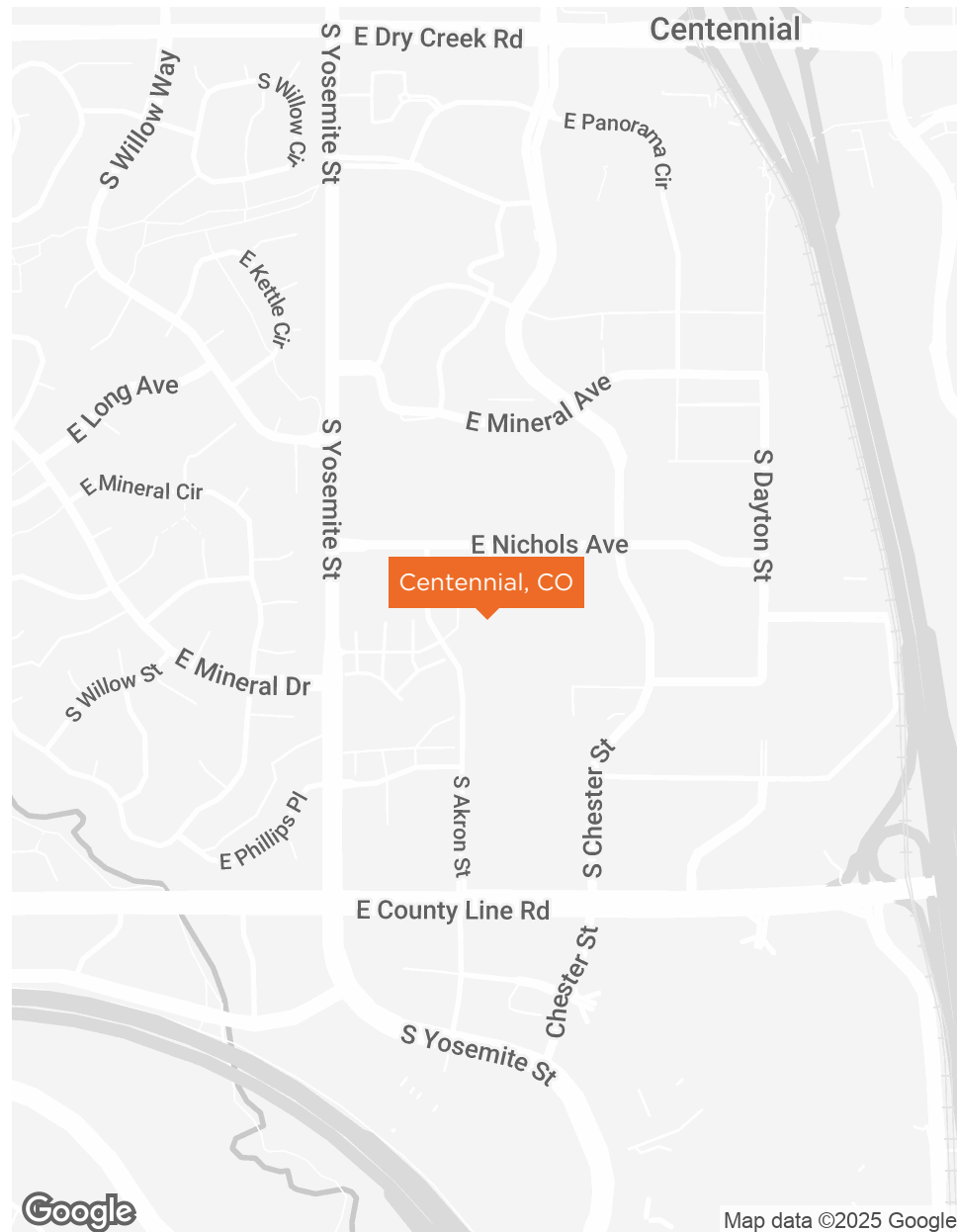
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2nd Floor	Available	7,500 - 49,953 SF	NNN	\$18.50 - 22.50 SF/yr	Full Floor available with Exterior and Atrium window line.

LOCATION DESCRIPTION

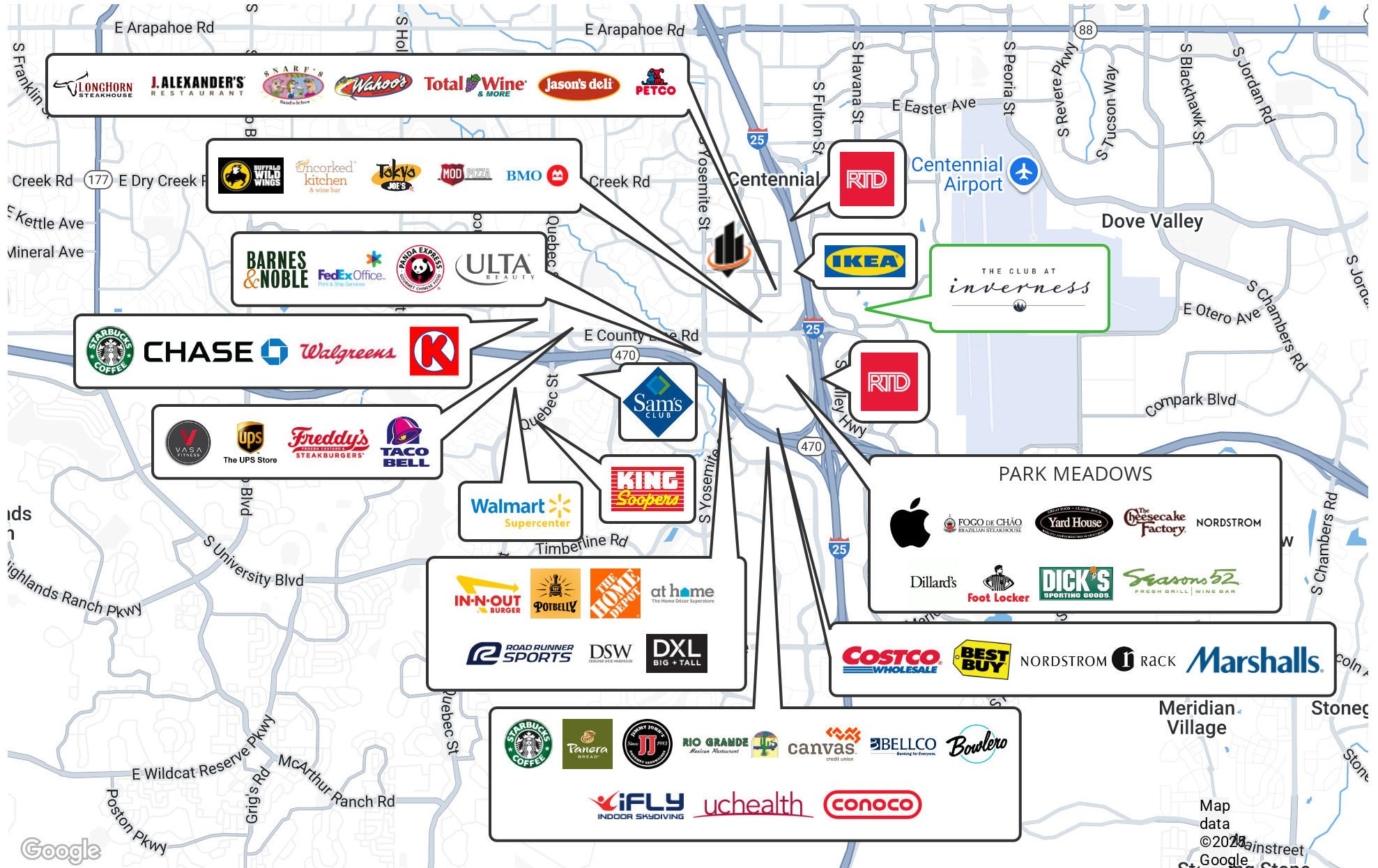
Highland Place II, located at 9110 E. Nichols Ave., Centennial, CO just north of County Line Road and west of Interstate 25. Situated in Denver's premier suburban office submarket, the Property is surrounded by Metro Denver's best demographics and residential communities including Lone Tree, Highlands Ranch, and Centennial. The Property location benefits from all transportation options. Automobile traffic has immediate access to Interstate 25, C-470 and E470 catering to the extensive nearby executive and employee housing base. There are two light rail stops within one mile of the building and the 3rd busiest general aviation airport in the nation is located just four miles away. Surrounding amenities are too many to count. There are approximately 12 restaurants within one block. The Park Meadows Mall, a 1.6 million square-foot, Brookfield owned mall, is one of Colorado's top grossing. It is immediately south of the property within a one-half mile walk. Additional restaurant, retail and hotel amenities are abundant along County Line Road and throughout this submarket.



LOCATION MAP



NEARBY AMENITIES



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	2 MILES	5 MILES
TOTAL POPULATION	1,879	34,035	220,560
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	5 MILES
TOTAL HOUSEHOLDS	824	14,928	87,516
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$154,126	\$152,643	\$176,848
AVERAGE HOUSE VALUE	\$680,772	\$753,651	\$795,060

Demographics data derived from AlphaMap

