

Highland Ranch Office/Flex For Lease

8955 S Ridgeline Blvd, Highlands Ranch, CO



www.FullerRE.com



BUILDING OVERVIEW

Building SF:	34,796± SF
YOC:	1987
Parking:	3 spaces per 1,000 sq ft
Zoning:	PD
County:	Douglas
Lease Rate:	Suite 1600: \$16/SF NNN Suite 1800: \$15/SF NNN
Est. NNN's:	\$7.05/SF

SPACE AVAILABLE

Suite 1600	1,426 sq. ft. - Corner space with great light and high visibility. It offers three private offices on glass, reception and ample space for storage.
Suite 1800	2,657 sq. ft. - Rare Highlands Ranch office/warehouse space available. Comes with three (3) drive-in doors. Warehouse and office spaces have separate entrances. Office = 1,100 SF, Warehouse = 1,557 SF.

This rare and attractive flex/office development in Highlands Ranch offers an excellent location with easy access to Broadway and C-470, and is within walking distance to a number of retail and restaurant amenities. Nearby amenities include Target, Old Chicago, Rock Bottom, Torchy's Tacos, Shake Shack, Modern Market, Snarfs, Freddy's, Chick fil A, and many others.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Tenant**

Bob Pipkin
(720) 287-5410 direct
(303) 884-1787 mobile
BPipkin@FullerRE.com

Jeff LaForte
(720) 287-5409 direct
(303) 829-2622 mobile
JLaForte@FullerRE.com

