

HIGHLAND COURT

CBRE

9000 E. NICHOLS AVENUE, CENTENNIAL, COLORADO 80112

OFFICE SPACE
Available For Lease

LOCALLY OWNED BY:
OGILVIE PARTNERS



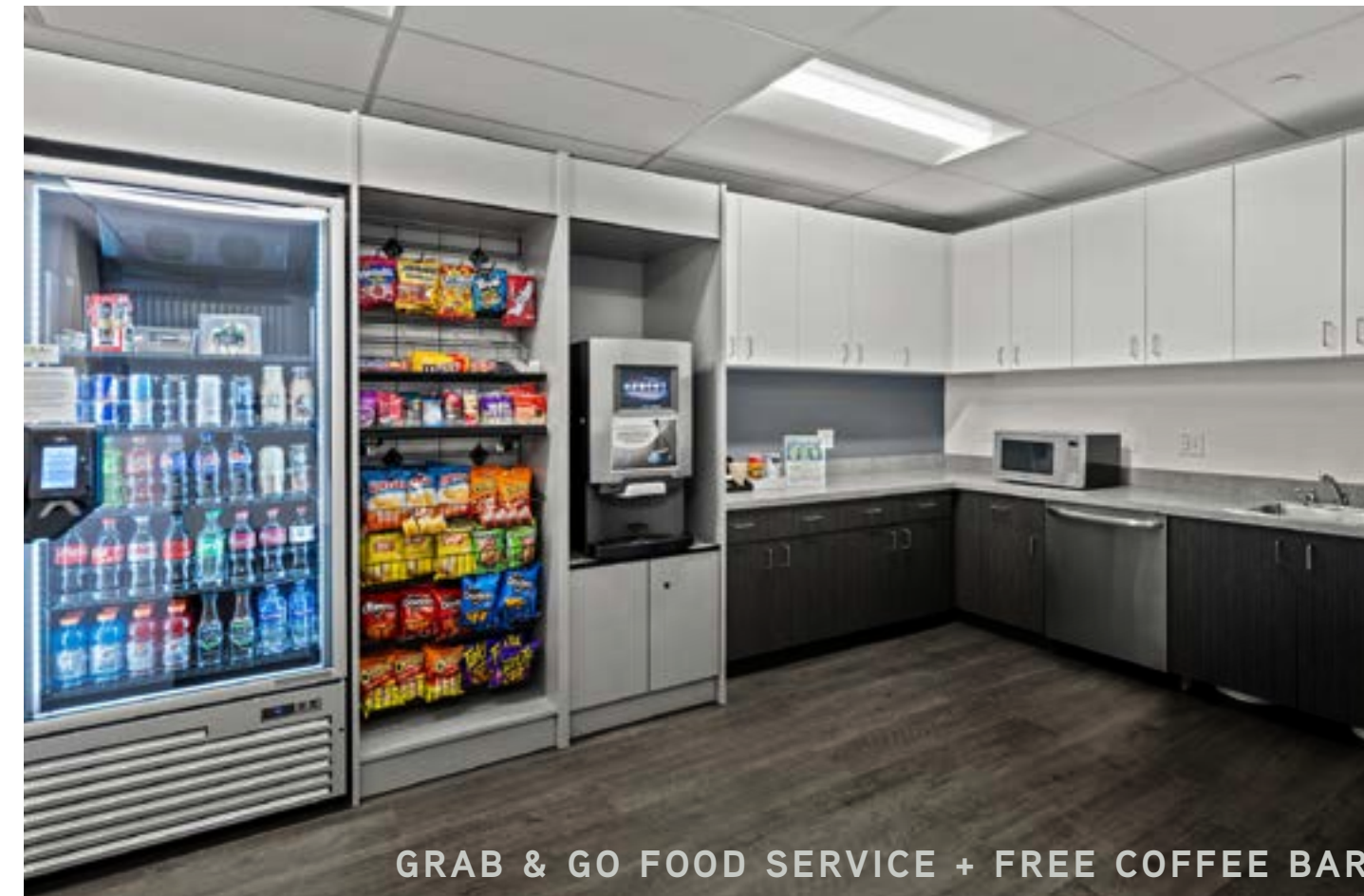
Where
Business Meets
Community.



Nestled in the heart of Centennial, Colorado, Highland Court stands as a beacon of comfort, convenience, and community. Modern spec suites, a stellar location, and a strong commitment to tenant success work in tandem to create an office that truly encapsulates the best of both worlds: urban amenities, with a distinctly suburban feel.

HIGHLAND COURT

Amenities



Common conference room



Fitness center with showers & lockers



Tenant lounge with shuffleboard



Grab & go food service and free coffee bar on the 2nd floor



Building Highlights



93,055 SF Building Size



EV Charging Stations



Executive Covered Parking



3.7 : 1,000 SF Parking Ratio



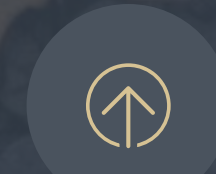
Rooftop Solar



Two Story Building



Controlled Access



Upgraded Spec Suites



Two Story Atrium Lobby with Soft Seating Options



Built in 1984

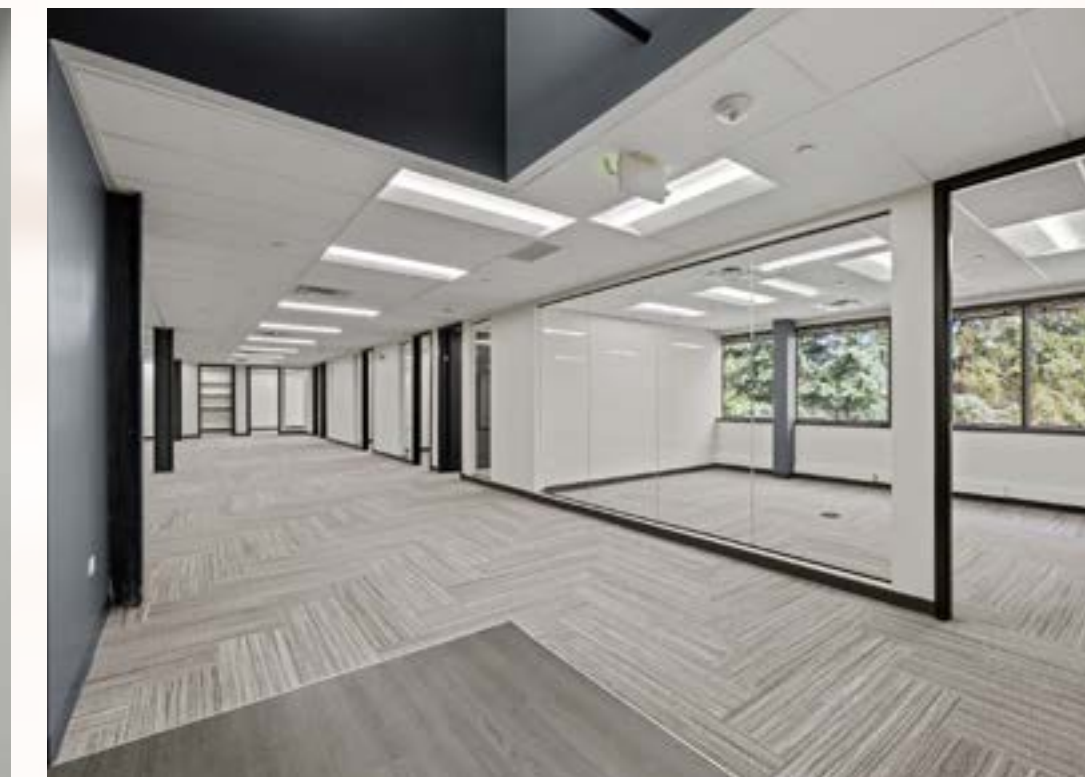


Modern Meets Comfort:
Welcome to Your Suite Spot.



MOVE IN READY SPACES

Up to date, but down to earth. Seamlessly blending tasteful aesthetics with functional design, Highland Court's upgraded spec suites have been thoughtfully designed to meet the demands of modern business. High-quality finishes and flexible floorplans put productivity and collaboration at the forefront.








DOWNTOWN DENVER



Feel at Home.
Stay Connected.

PARK MEADOWS MALL

Fogo de Chao	Seasons 52
Yard House	Earl's Kitchen + Bar
Sweet Green	PF Changs
The Cheesecake Factory	Perry's Steakhouse
Sukiya Ramen	California Pizza Kitchen
Edo Higan	

-  **5 MINUTES**
to I-25 and 470 Interchange
-  60+ Restaurants
WITHIN 1 MILE
-  **6 MINUTES**
to Dry Creek Light Rail Station
-  100+ Retail & Shopping
WITHIN 1 MILE
-  **3 MINUTES**
from Park Meadows Mall

Get ready to ditch the hustle and bustle of the city center, while still being able to enjoy everything Denver has to offer. Find yourself mere minutes from a superb array of amenities, including restaurants and the Park Meadows Mall. At the same time, revel in the quiet and idyllic setting of your immediate surroundings, amidst the conveniences of urban life.

HIGHLAND COURT

Contact:

MITCH BRADLEY

720 528 6311
mitch.bradley@cbre.com

MEGAN STRAUSS

720 528 6388
megan.strauss@cbre.com

D'NITA ANDREWS

720 528 6354
dnita.andrews@cbre.com

2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMSTUDIO_March 2024

CBRE