

SHEA CENTER I

➤ LEASING INFORMATION ◀

Address: 1745 Shea Center Drive
Highlands Ranch, CO 80129

Building Size: Approximately 119,841 RSF

Number of Floors: 4

Year Built: 1999

Elevators: 2

Available Square Feet:

Suite	SF	Comments
Suite 100	7,840 RSF	
Suite 120	4,267 RSF	Contiguous with Suite 110 for 6,787 RSF
Suite 130	4,138 RSF	
Suite 110	2,520 RSF	Contiguous with Suite 120 for 6,787 RSF

Starting Lease Rate: \$22.00/RSF NNN

Operating Expenses: 2026 Estimate - \$12.86/RSF

Tenant Improvements: Negotiable

Parking: 4.5:1,000 RSF
Surface and Free

Amenities: *Showers & Lockers
*Easy Access to C-470
*Close Proximity to Restaurants and Numerous Retail Amenities

For additional information, please contact:

Mitch Bradley

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