

FOR LEASE

8955

E NICHOLS AVE - SUITE 210

CENTENNIAL, CO 80112

PROPERTY OVERVIEW

UNIT SIZE	12,443 SF
LEASE RATE	\$9.95/SF NNN
2026 NNN	\$8.51/SF
LOADING	One (1) Dock High Door
CLEAR HEIGHT	~13'
POWER	120/208V (TBV)
PARKING	3.4 per 1,000 SF
ZONING	BP-35
YEAR BUILT	1982
AVAILABLE	Immediately

PROPERTY HIGHLIGHTS

- Improvements negotiable
- End cap unit
- Convenient access to I-25, E-470, and County Line Road
- Professional business park setting
- Close to many restaurants and hotels

BROKER CONTACTS

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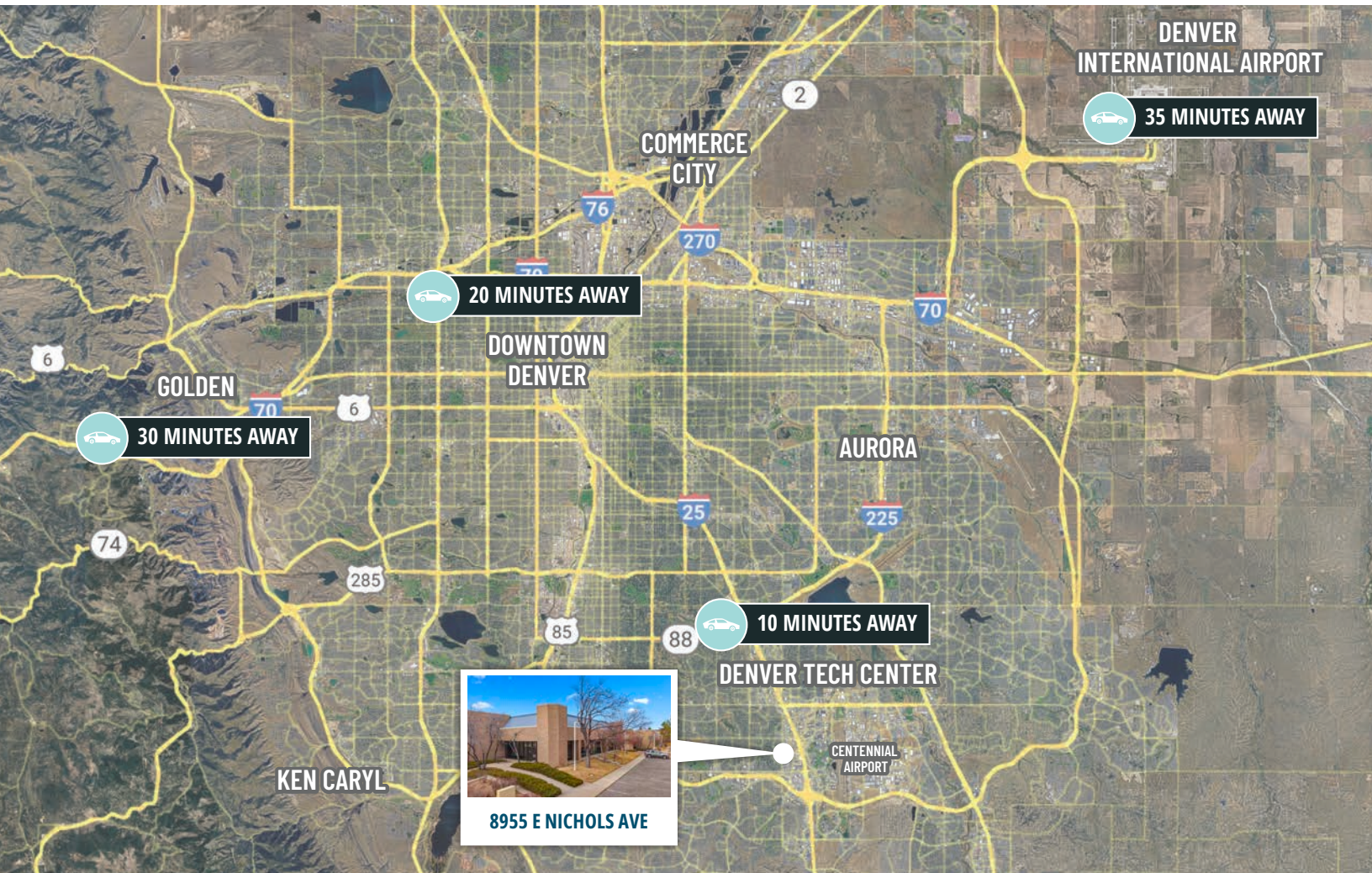
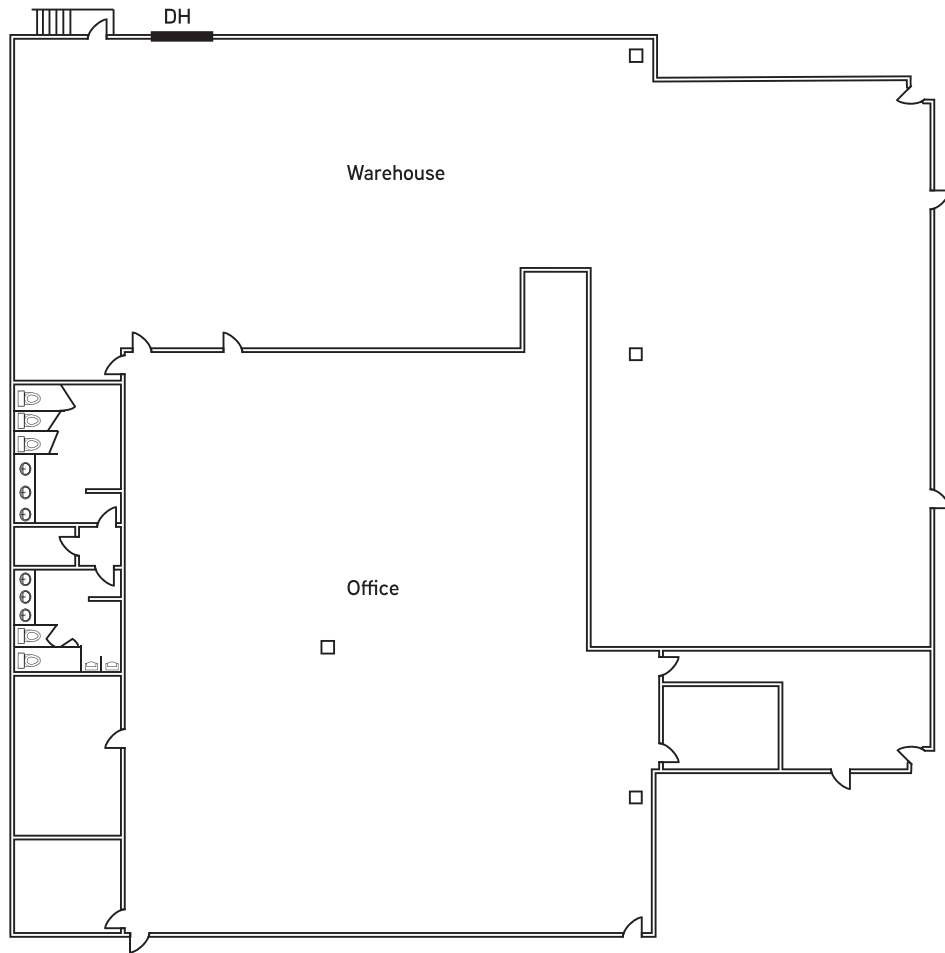
KIANNA STARIN

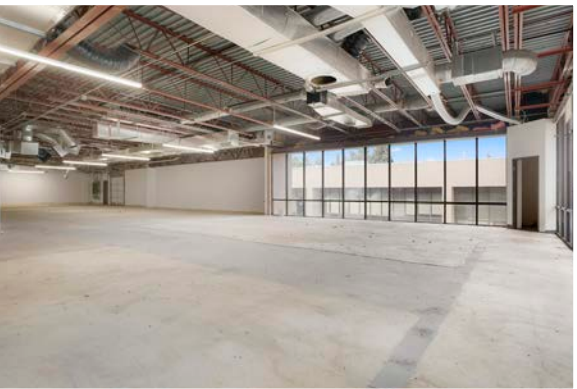
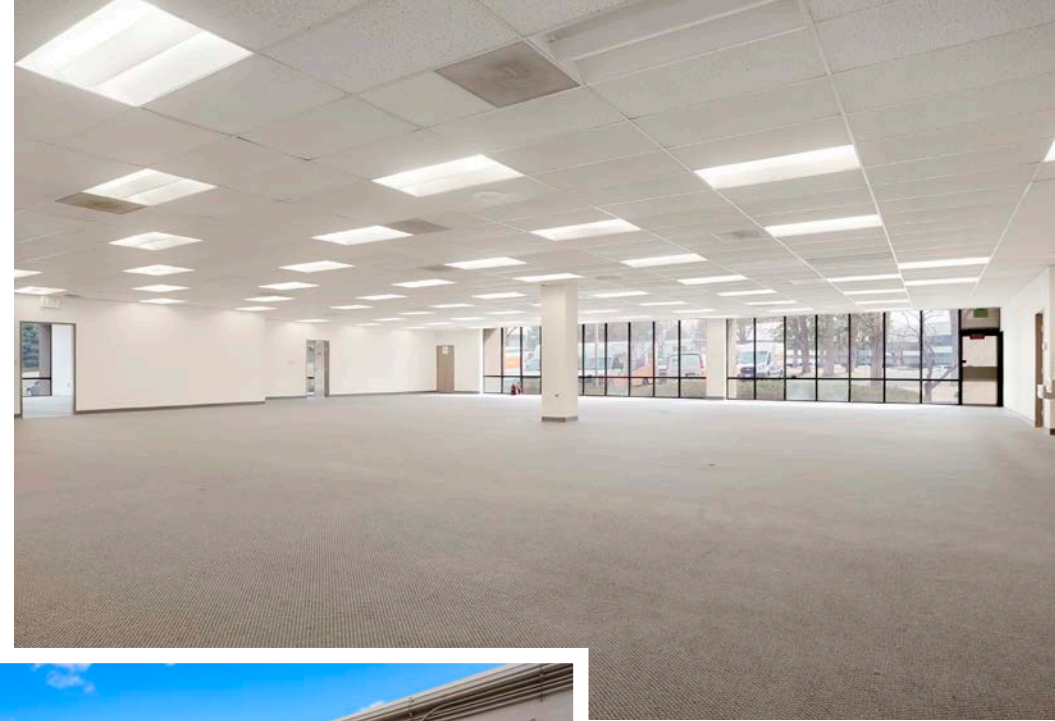
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12,443 SF





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