



LISTING DATA

AVAILABLE SF:	Suite 250	±8,332 SF
	Suite 300	±11,696 SF
	TOTAL	±20,028 SF

COMMENTS:

- Walking distance to Lincoln Station Light Rail
- Close proximity to Park Meadows Mall, Meridian and Inverness Golf Clubs, and Centennial Regional Airport
- Located at Confluence of I-25 and E-470
- 4:1,000 surface parking
- 10' ceilings throughout
- Large efficient floor plate
- LEED Silver - Energy Star Building
- Electrical and HVAC capacity to support today's tenant demand
- State-of-the-art telephone and data connectivity

ECONOMIC DATA

LEASE RATE: \$26.00 / SF - Full Service Gross



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2ND FLOOR: 8,332 SF AVAILABLE

**Hypothetical layouts*



THIRD FLOOR: 11,696 SF AVAILABLE

