

# Highland Ranch Office/Flex For Lease

8955 S Ridgeline Blvd, Highlands Ranch, CO



## BUILDING OVERVIEW

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

## SPACE AVAILABLE

<b>Suite 1600</b>	1,400 sq. ft. - Corner space with great light and high visibility. It offers three private offices on glass, reception and ample space for storage.
<b>Suite 1800</b>	2,379 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 = 1,279 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.

