



# Highlands Place II

CLASS A OFFICE SPACE FOR LEASE

NEW OWNERSHIP

BROKER CO-OP FEE \$2.00 SF/year of initial term

9110 E. Nichols Ave.

CENTENNIAL, CO 80112

# PROPERTY SUMMARY

## HIGHLANDS PLACE II

9110 E. NICHOLS AVE.  
CENTENNIAL, CO 80112

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.50-22.50 SF/yr (NNN)
<b>BUILDING SIZE:</b>	151,586 SF
<b>AVAILABLE SF:</b>	890 - 52,974 SF
<b>LOT SIZE:</b>	5.47 Acres



# PROPERTY SUMMARY

Embark on an extraordinary leasing opportunity at 9110 E. Nichols Ave., Centennial, CO. This remarkable property boasts a generous 54,718 sq ft of available space on the 2nd floor, providing ample room for businesses of various sizes. With the flexibility to be demised into multiple units, the space can be tailored to meet diverse needs. Additionally, the availability of generous Tenant Improvement (TI) dollars ensures a seamless customization experience.

The lobby was entirely renovated in 2023 along with the inclusion of a new, state-of-the-art, fitness center and locker rooms, and a new, 50-person conference room. Wi-Fi is accessible to guests and Tenants alike in the lobby, who can also utilize the Grab-N-Go Market and coffee bar.

Furthermore, the responsive landlord, who also serves as the manager, ensures prompt attention to tenants' needs. Positioned across from Ikea, this property presents a prime leasing opportunity with a compelling location and outstanding features.

# PROPERTY HIGHLIGHTS

- Class A Finishes to Lobby and Suite Finishes
- Plug and Play Suites Available
- Multiple Build-to-Suit Opportunities
- State-of-the-Art Fitness Center with locker rooms and showers
- Grab-N-Go market and coffee station in updated lobby
- On-Site Property Management
- 442 total parking spaces—101 in a structured garage
- Excellent Location to Rt 25, E 470 and Major Roads
- Near All Types of Retail Amenities Including Park Meadows Mall
- Ribbon Glass Building Design Provides Exterior and Atrium Window Line Maximizing Natural Light



**ATRIUM WITH  
MARKETPLACE**



**GYM WITH LOCKER  
ROOMS**



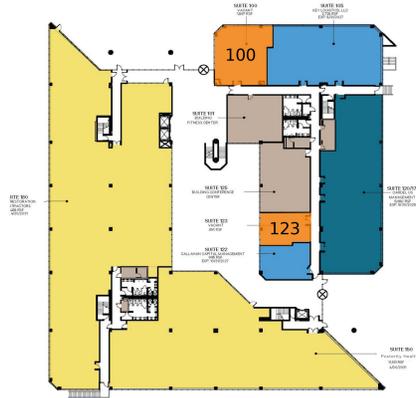
**CONFERENCE  
CENTER**

# BUILDING PHOTOS



# BUILDING PHOTOS





## LEGEND

Available

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	890 - 49,953 SF	<b>LEASE RATE:</b>	Negotiable

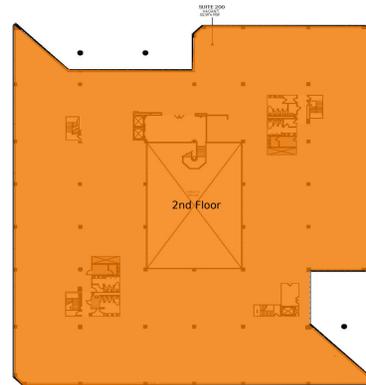
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	Available	1,897 SF	NNN	Negotiable	4 offices, conference room and large, bullpen/reception space
Suite 123	Available	890 SF	NNN	Negotiable	Compact, interior office on 1st floor; rear of office includes 2 semi-enclosed office spaces (can be removed); entry area is large, open space

# PLANS

## LEGEND

Available



## LEASE INFORMATION

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<b>TOTAL SPACE:</b>	890 - 49,953 SF	<b>LEASE RATE:</b>	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2nd Floor	Available	1,500 - 49,953 SF	NNN	Negotiable	Full Floor available with Exterior and Atrium window line.

## LOCATION DESCRIPTION

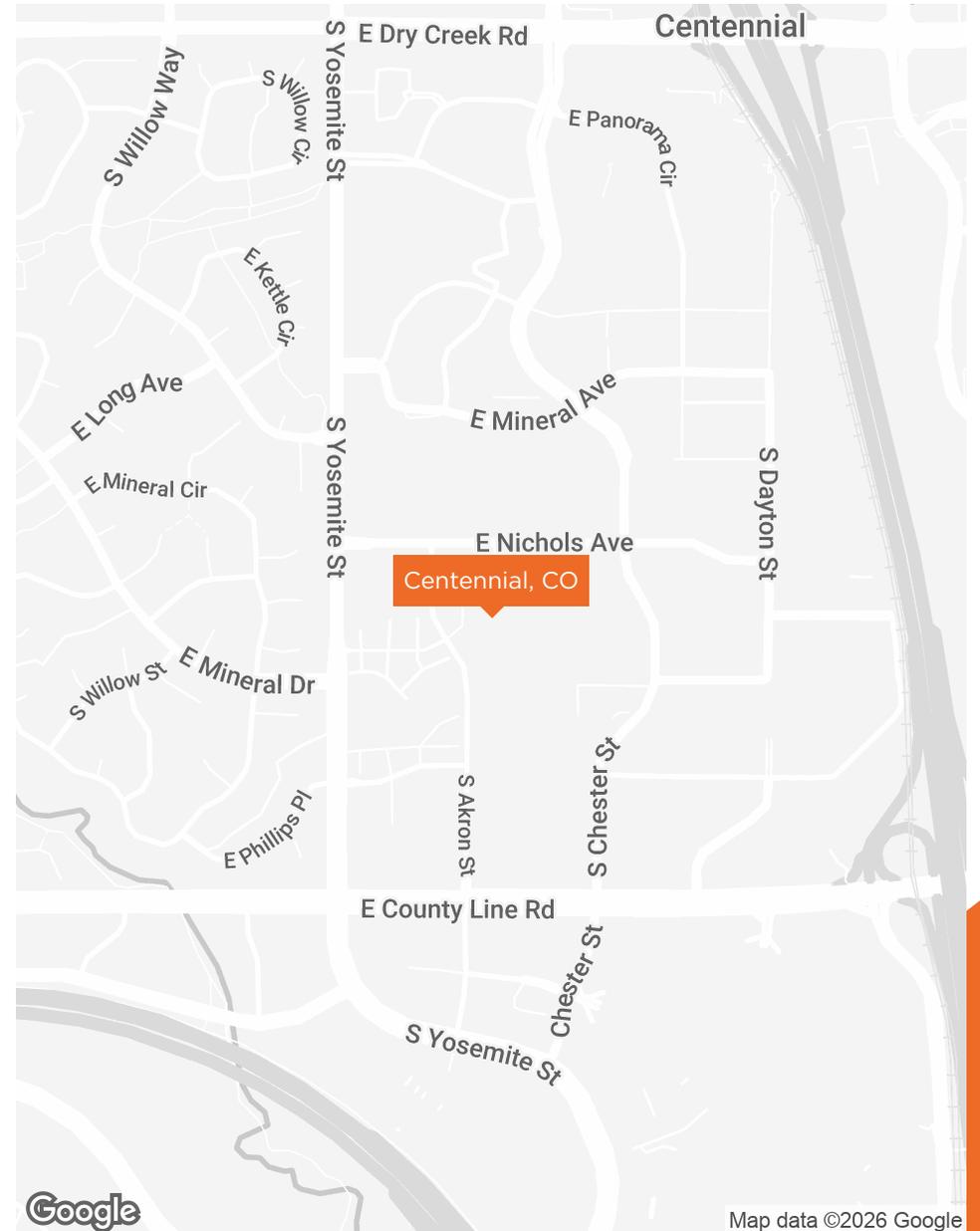
Highland Place II, located at 9110 E. Nichols Ave., Centennial, CO just north of County Line Road and west of Interstate 25. Situated in Denver's premier suburban office submarket, the Property is surrounded by Metro Denver's best demographics and residential communities including Lone Tree, Highlands Ranch, and Centennial.

The Property location benefits from all transportation options. Automobile traffic has immediate access to Interstate 25, C-470 and E470 catering to the extensive nearby executive and employee housing base. There are two light rail stops within one mile of the building and the 3rd busiest general aviation airport in the nation is located just four miles away.

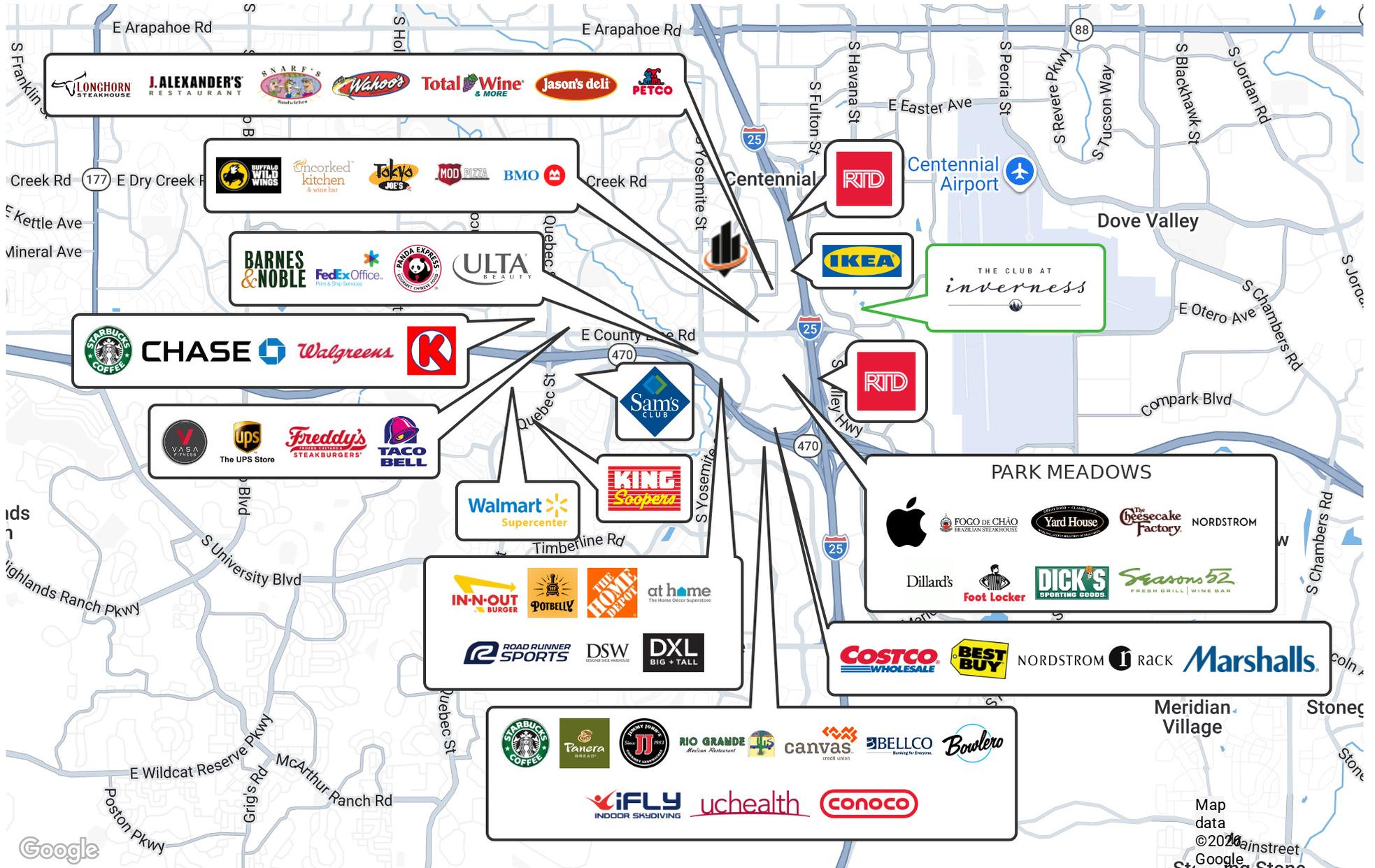
Surrounding amenities are too many to count. There are approximately 12 restaurants within one block. The Park Meadows Mall, a 1.6 million square-foot, Brookfield owned mall, is one of Colorado's top grossing. It is immediately south of the property within a one-half mile walk. Additional restaurant, retail and hotel amenities are abundant along County Line Road and throughout this submarket.



# LOCATION MAP



# NEARBY AMENITIES



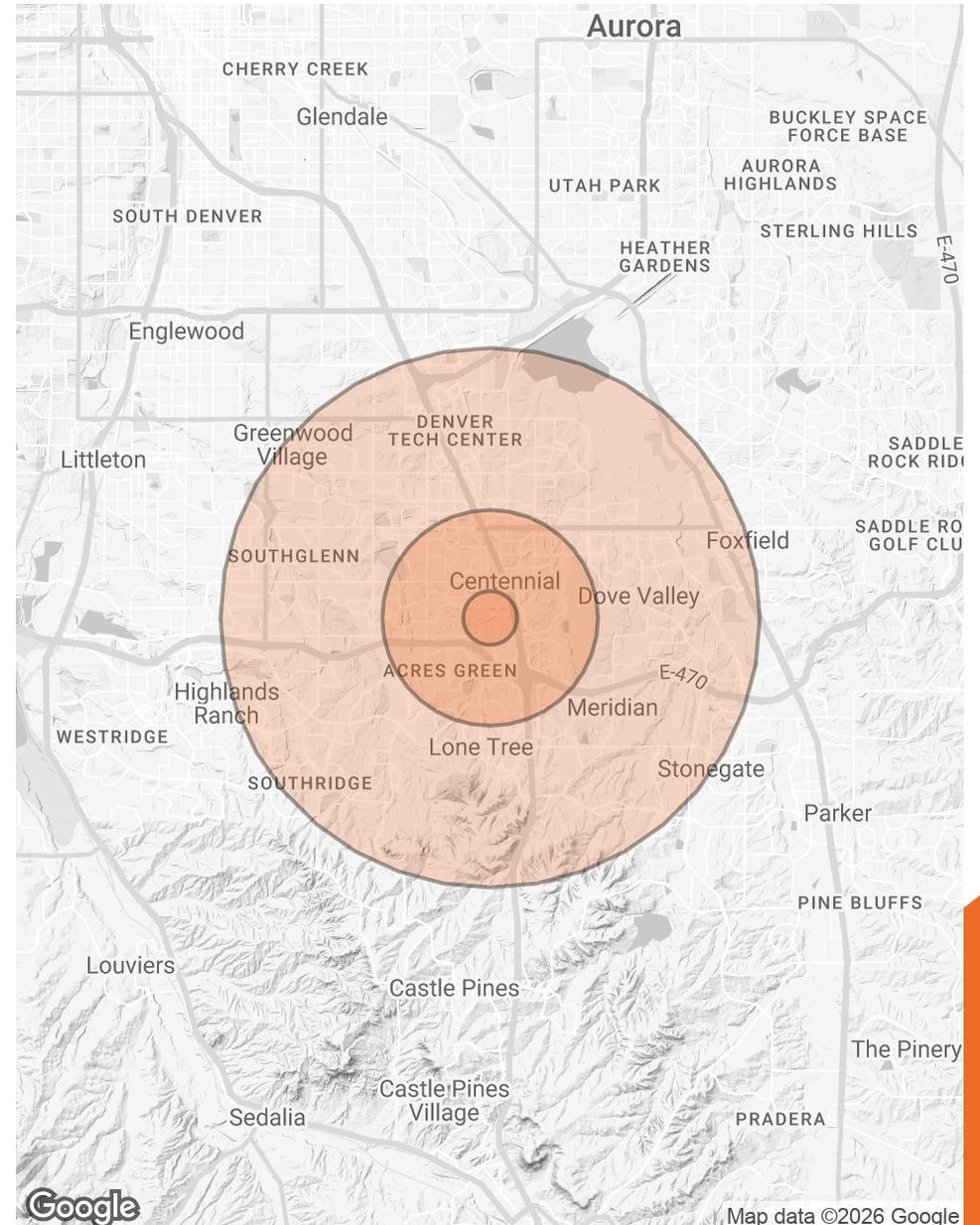
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	2 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,879	34,035	220,560
<b>AVERAGE AGE</b>	40	40	40
<b>AVERAGE AGE (MALE)</b>	39	39	39
<b>AVERAGE AGE (FEMALE)</b>	40	41	41

HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	824	14,928	87,516
<b># OF PERSONS PER HH</b>	2.3	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$154,126	\$152,643	\$176,848
<b>AVERAGE HOUSE VALUE</b>	\$680,772	\$753,651	\$795,060

Demographics data derived from AlphaMap



Map data ©2026 Google

