

# Highland Ranch Office/Flex For Lease

8955 S Ridgeline Blvd, Highlands Ranch, CO



## BUILDING OVERVIEW

## SPACE AVAILABLE

**Building SF:** 34,796± SF

**YOC:** 1987

**Parking:** 3 spaces per 1,000 sq ft

**Zoning:** PD

**County:** Douglas

### Suite 1800

3,644 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 = 2,544 SF

**Lease Rate:** \$15.00/sf/yr NNN

**Est. NNN's:** \$6.75/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.



Suite 1800  
3,644 rsf

