

Highland Ranch Office/Flex For Lease

8955 S Ridgeline Blvd, Highlands Ranch, CO



BUILDING OVERVIEW

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

SPACE AVAILABLE

Suite 1600	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.
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.

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.

