

# HIGHLAND PLACE II

9110 East Nichols Avenue • Centennial, Colorado 80112

Premier Office Space for Lease



## AMENITIES

- Large common area atrium with water feature and seating areas
- Men's and women's showers and lockers
- Scenic business campus environment
- Immediate access to the retail, entertainment and lodging of Park Meadows Mall

Visit [www.highlandpace2.com](http://www.highlandpace2.com)

## LOCATION



## PROPERTY OVERVIEW

<b>Total Building Size:</b>	143,445 RSF
<b>Parking:</b>	3.3:1,000 RSF, Covered and Surface, Covered at \$50.00/month
<b>Floors:</b>	Three (3) story building
<b>Elevators:</b>	Three (3) passenger
<b>Year Built:</b>	1984, Renovated in 2001
<b>Rates:</b>	\$17.00-\$18.00/SF Full Service
<b>Smallest Contiguous:</b>	965 RSF
<b>Largest Contiguous:</b>	7,352 RSF *

## AVAILABLE SPACE

Suite	RSF	Comments
101	1,464	Lobby identity! First floor convenience! Four (4) offices and large training conference room.
105	2,775	Six (6) offices on the glass, conference room, break room and reception.
110	2,644	Reception, five (5) perimeter offices, workroom, break room, small open area. Great views. First floor convenience!
122	965	Three (3) large offices and reception area.
165	5,197	Outstanding lobby entrance identity! Reception, ten (10) offices, conference room and open area.
170*	2,263	Reception/open area, four (4) perimeter offices, large computer room. Awesome views! First floor convenience.
180*	5,089	Five (5) private offices on glass, awesome western views, open area, conference room, break room with a sink and reception area. Four (4) interior workareas/offices.
303	4,140	Reception, up to nine (9) perimeter offices, conference, break room with sink, storage and open area. Corner suite with lots of glass!

\* Contiguous to 7,352 RSF.

**COLLIERS  
B&K**

**CONTACT: JOHN HUTTO, BOB WHITTELSEY, JONATHAN JONES, OR KATY BRYAN  
COLLIERS BENNETT & KAHNWEILER, INC.**

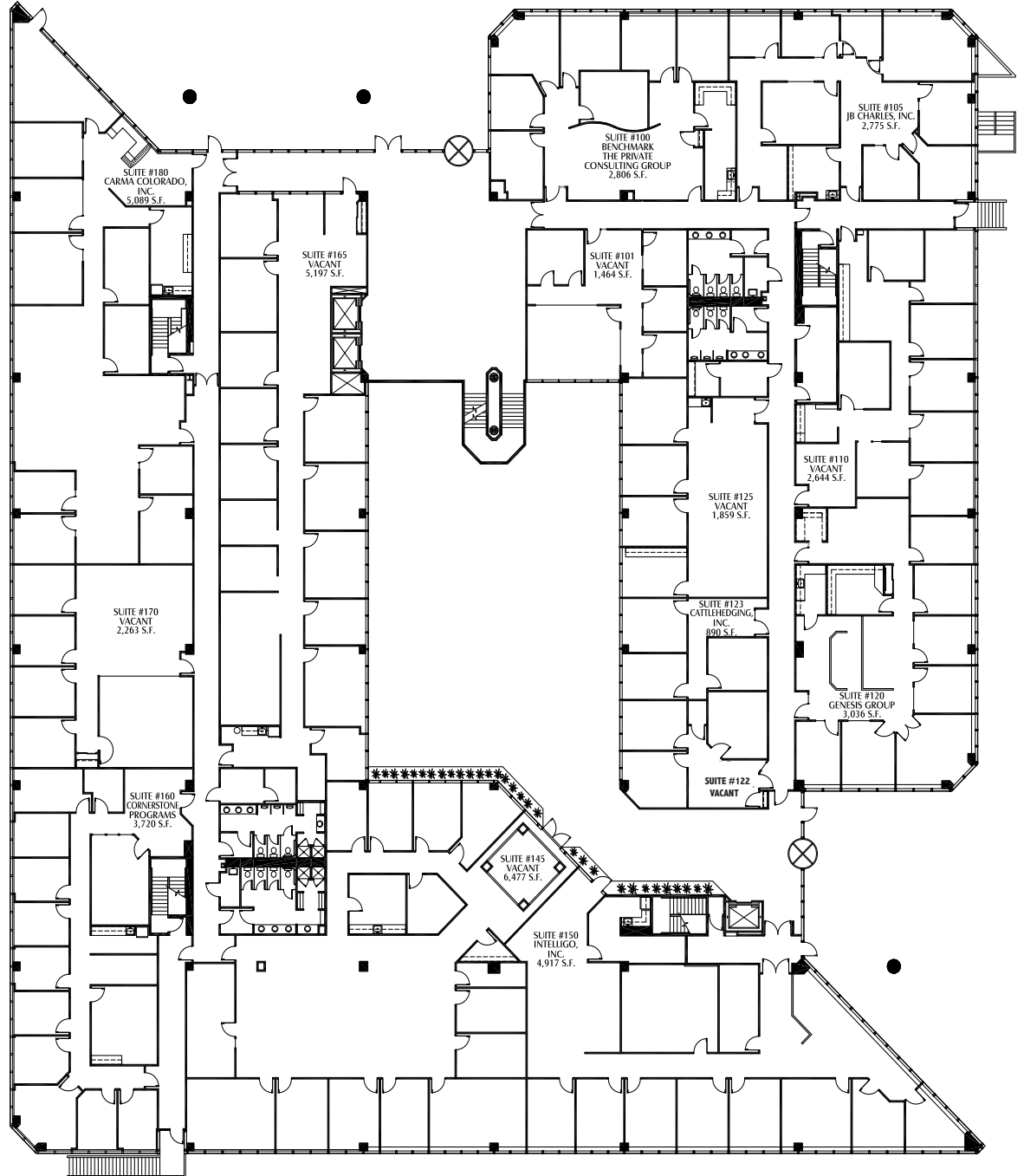
Commercial Real Estate Brokerage & Property Management

4643 S. Ulster St. • Suite 1000 • Denver, CO 80237 • 303.745.5800 • 303.745.5888 fax • [www.colliersb-k.com](http://www.colliersb-k.com)

# HIGHLAND PLACE II

9110 East Nichols Avenue • Centennial, Colorado 80112

## FLOOR PLAN



**COLLIERS  
B&K**

**CONTACT: JOHN HUTTO, BOB WHITTELSEY, JONATHAN JONES, OR KATY BRYAN  
COLLIERS BENNETT & KAHNWEILER, INC.**

*Commercial Real Estate Brokerage & Property Management*

4643 S. Ulster St. • Suite 1000 • Denver, CO 80237 • 303.745.5800 • 303.745.5888 fax • [www.colliersb-k.com](http://www.colliersb-k.com)