

**FLEX SPACE
FOR LEASE**

8955 E. Nichols Avenue

SUITE 210 | CENTENNIAL, CO 80112



HEAVY POWER AVAILABLE

Building Information

> Unit Size:	12,443 SF
> Lease Rate:	\$12.00/SF NNN
> CAM:	\$2.35
> Tax:	\$5.06
> Insurance:	\$0.80
> Total 2026 NNN:	\$8.21/SF
> Loading:	One (1) Dock High Door
> Clear:	13'
> Power:	120/208V with extra 600 amps - 1200 amps in unit
> Parking:	3.4:1,000 SF
> Zoning:	BP-35
> Year Built:	1982
> Available:	Immediately

Highlights

- > **Excellent business park setting**
- > **Easy access to I-25, E-470 and County Line Road**
- > **Close proximity to restaurants and hotels**
- > **End cap unit**
- > **Flexible ownership**
- > **Many nearby amenities**

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Accelerating success.

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Suite 210 > 61,089 SF

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