

Total Square Feet

• 119,834 RSF

Space Available

• 13,909 RSF

Floors

• Five (5)

Lease Rate

• \$26.00-\$27.00/SF Full Service

2017 Total Operating Expenses

• \$9.85/SF

Parking Ratio

• 3.8:1.000 RSF

Covered: \$40/space/month Reserved: \$70/space/month EATURES & AMENITIES



Adjacent to Arapahoe at Village Center Station Light Rail



facilities



Large efficient floor plate



Common conference



Direct access to over seventy restaurants, nine banks & eleven hotels within a one mile radius



Outstanding views



Nine foot ceiling height

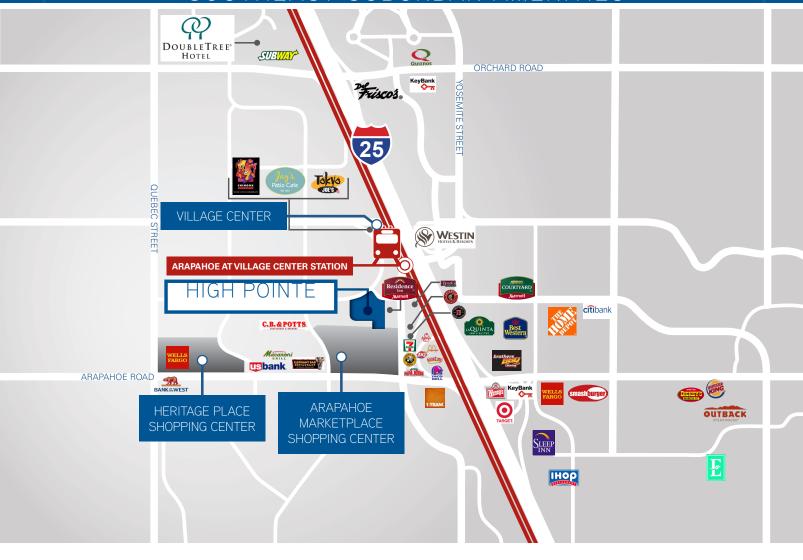


Card key access

Suite	RSF	Comments
250	5,564	Office intensive suite with two (2) conference rooms, break room and reception area.
260	8,345	Fourteen (14) exterior offices, six (6) interior offices, conference room, break room and work room.



## SOUTHEAST SUBURBAN AMENITIES



## **VILLAGE CENTER**

Kitchen Table Chinook Tavern Tokyo Joe's Espressolé Caffe

## ARAPAHOE MARKET PLACE

Red Robin

Garbanzo's Mediterranean Grill

Jamba Juice

Subway

5 Guys Burgers

Starbucks

Modmarket

Boston Market

Sprouts

Office Depot

Incredible Wine & Spirits

Arapahoe Floral

Papa Murphy's Take 'N' Bake Pizza

Chase Bank Office Depot

## HERITAGE PLACE SHOPPING CTR.

Safeway

Abo's Pizza

Heritage Wine & Liquor

**Qdoba Mexican Grill** 

Maroon Bells

Yuan Palace Mongolian Barbeque

Wells Fargo Bank

Circle K

La Petite French Bakery

Ace Grooming by Sara

Deli Zone

Heritage Cards & Gifts

Paper Wares

Goodyear Auto Service Center

Grease Monkey

First National Bank

Advanced Eye Care Center

Valero Corner Store

La Playa Mexican Café

LEASING CONTACTS



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

