



HIGHLAND  
PARK



# HIGHLAND PARK

9359 E. NICHOLS AVENUE  
ENGLEWOOD, CO 80112







LOGIC WILL GET  

---

YOU FROM A TO Z.

IMAGINATION  
WILL TAKE YOU  
EVERYWHERE.

-ALBERT EINSTEIN

## HIGHLAND PARK / OVERVIEW



*Highland Park is a technologically robust single story office building ideally suited for single or multi-tenant uses requiring a progressive work environment located in close proximity to the amenity rich Centennial Promenade and Park Meadows Mall.*

### COLORADO DEMOGRAPHICS:

With strong area demographics, Highland Park benefits from proximity to both executive and employee housing, providing a broad and conveniently located employee pool.

- Population (5-mile radius): 222,479
- Average Household Income (3-mile radius): \$125,570
- Median Housing Value (3-mile radius): \$404,734

### HIGHLAND PARK BENEFITS:

- Large floor plates perfect for employee collaboration
- Proposed outdoor activity area for employees to enjoy during their breaks





PROGRESSIVE

COLLABORATIVE

ADAPTIVE

## DESIGNED AND BUILT WITH A COMMITMENT TO ACCOMMODATE A WIDE RANGE OF BUSINESS USE

Highland Park is designed with an eye on  
the future while paying homage to the past.







## Property Highlights



4.8:1,000 SF



9'-7" Finished Ceiling  
12' Slab to Deck



Building and  
Monument Signage



Nearby Amenities



Upcoming Renovations

- Building Size: 72,121 RSF - Divisible to 12,863 RSF
- Rate: \$13.50/SF NNN
- Taxes: \$3.01/RSF
- Op. Exp.: \$7.50/RSF
- YOC/Renovated: 1997/Renovations Upcoming
- Parking Ratio: 4.8 : 1,000 SF  
450 Free surface spaces available
- 35 watts per RSF; 5 watts tenant convenience power provided by Xcel Energy
- Telecom providers - Century Link, Level 3
- Proposed indoor/outdoor café and outdoor collaboration area
- Dedicated shuttle to light rail (optional)
- Extensive glass line





Construction:	Single-story, low-rise building. Exterior walls are composed primarily of a brick veneer over a metal stud system finished with an aluminum and glass window system.
HVAC:	Cooling is provided by two packaged rooftop units with a capacity of 90 tons each. Each unit is a VAV and fan powered boxes. Heat is also provided by the roof top units. The system is controlled by Trane Tracer Summit DDC control system. There are five 15 ton CRAC units in the datacenter.
Fiber:	The building has several fiber optic providers. CenturyLink and Level 3 have fiber in the building. Both come into the building via different physical paths.
Electrical;	Xcel provides electrical service. The primary electrical service is 480/277 volt. On the 480/277 volt side, there are 35 watts per square foot (lighting, HVAC, etc). Of this, there is 5 watts available on the 208/120V (power devices, furniture, etc.) This does not include the existing tenant's UPS / Power Distribution units. If included in the calculation, currently, there is 10.3 watts per square foot.
Redundant Power:	Currently two emergency generators owned and maintained by the existing tenant. Two 250kW Diesel Engine Generators provide power in the event of a power outage. A 1500-gallon Enviro-vault fuel tank pumps fuel to each generator to ensure constant operation.
Fire/Light Safety Systems:	The building is fully protected by wet sprinkler systems. A separate fire suppression system is installed in the data center. A dry pre-action system is installed to serve the data center. FM200 was installed in 2003 with the expansion of the data center. This gaseous system is designed to extinguish a fire in the data center before it spreads and the pre-action water sprinkler system is needed. The data center is equipped with a double interlock pre-action sprinkler system to extinguish a fire in the data center. This system pressurizes air in the piping above the data center to keep water from leaking on computer equipment in case of a broken sprinkler head or a false alarm.

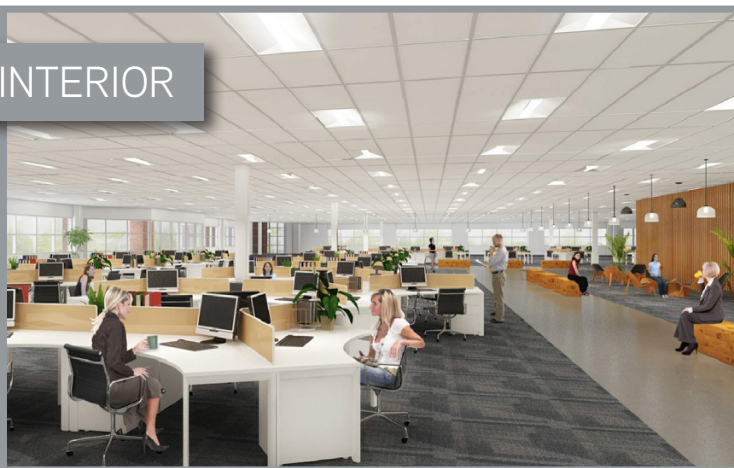
FITNESS CENTER



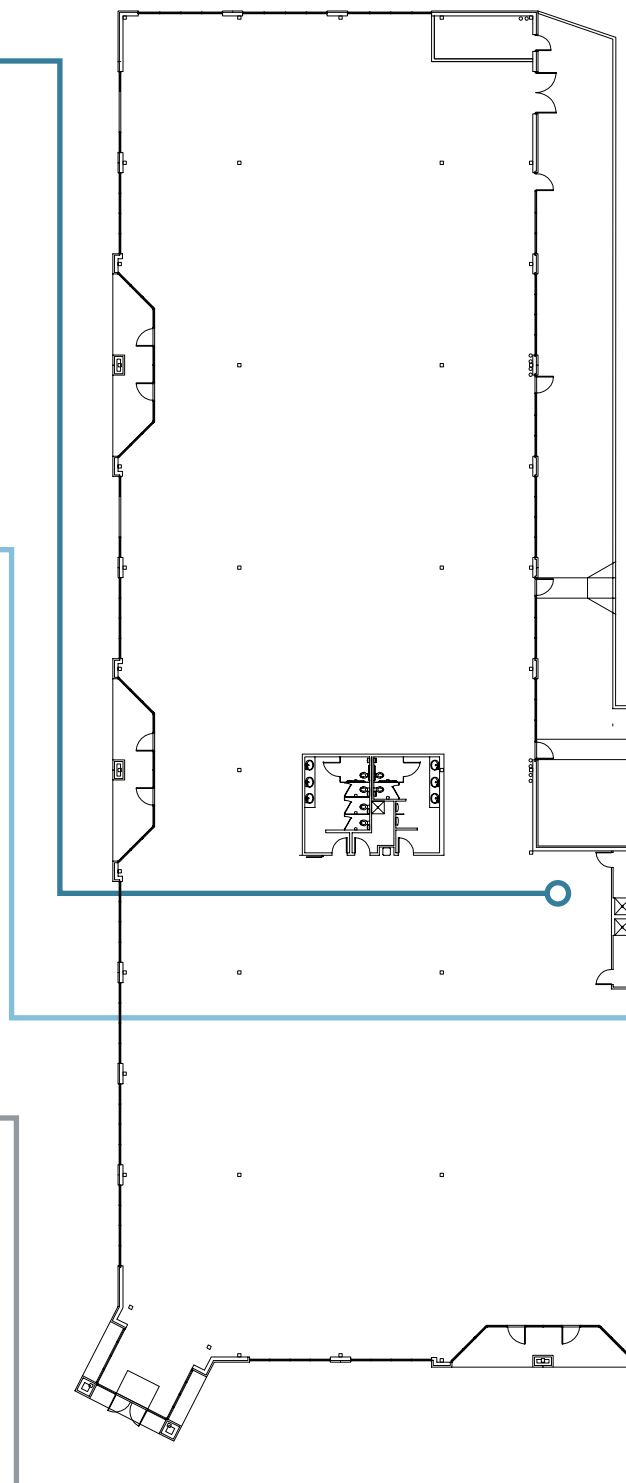
CAFÉ



INTERIOR

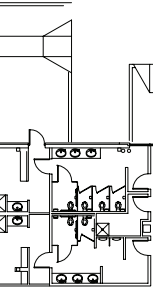


ENTRY





## OUTDOOR AMENITY AREA



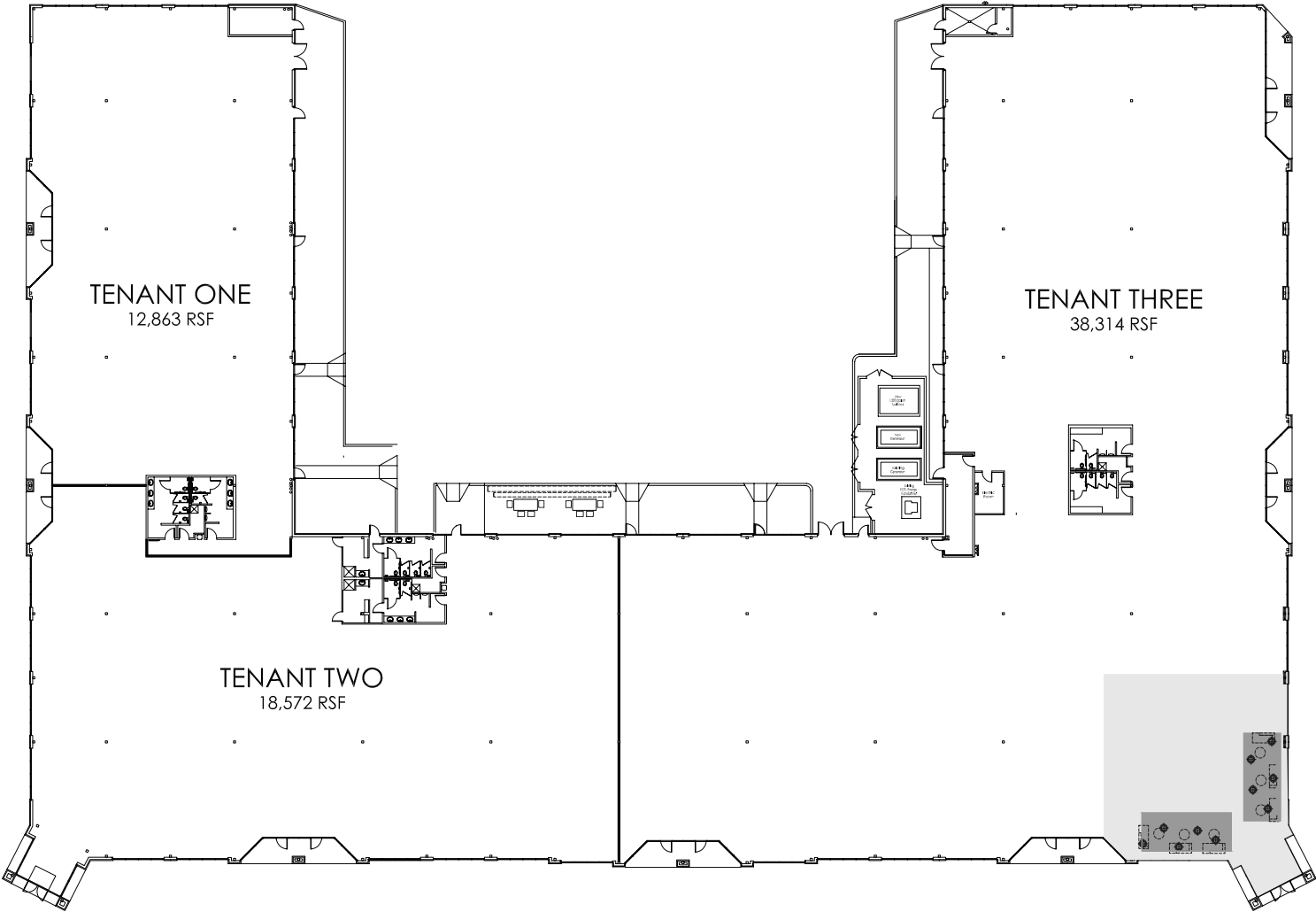
ONE TENANT  
72,121 RSF



NORTH



# HIGHLAND PARK / MULTI-TENANT LAYOUT





# / LOCATION



## RESTAURANTS

1. J. Alexander's
2. Rock Bottom
3. Longhorn Steakhouse
4. Genghis Grill-  
Build Your Own Stir Fry
5. Tropical Smoothie Café
10. Firehouse Subs
11. Garbanzo Mediterranean Grill
12. Tokyo Joe's
13. Chipotle Mexican Grill
14. PF Chang's
15. 52 Seasons
16. Earl's Kitchen & Bar
17. Thai Basil
18. Red Robin Gourmet Burgers
21. Jason's Deli
27. Fleming's Prime  
Steakhouse & Wine Bar

## RETAIL AMENITIES

6. Golf Galaxy
7. REI
8. Ross
9. Michael's
19. PetSmart
20. The Container Store
22. Petco
23. Toys R Us
24. Best Buy
25. Old Navy
26. Marshalls





**COLLIERS INTERNATIONAL**  
4643 S. Ulster Street, Suite 1000  
Denver, Colorado 80237

**ROBERT WHITTELSEY**  
303.283.4581  
robert.whittelsey@colliers.com

**KATY SHEEHY**  
303.283.4563  
katy.sheehy@colliers.com