

FLEX SPACE
FOR LEASE

8955 E. Nichols Avenue

SUITE 210 | CENTENNIAL, CO 80112



HEAVY POWER AVAILABLE

Building Information

- › Unit Size: 61,089 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

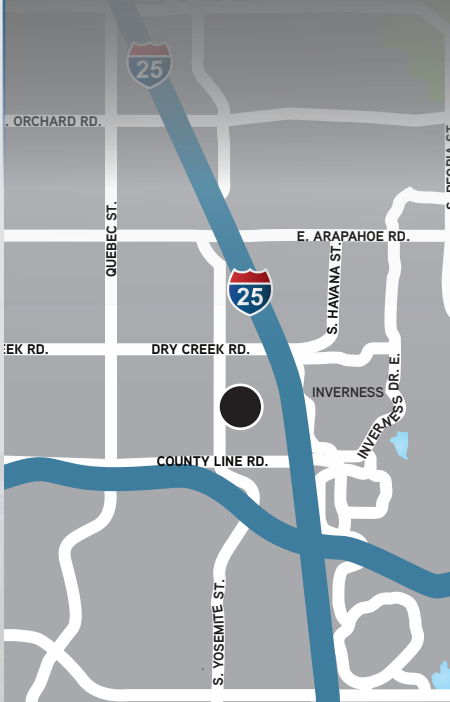
- › **Excellent business park setting**
- › **Easy access to I-25, E-470 and County Line Road**
- › **Close proximity to restaurants and hotels**
- › **End cap unit**
- › **Flexible ownership**
- › **Many nearby amenities**

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Centennial, CO 80112

Contact Us

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Suite 210 > 61,089 SF

