

Highlands Ranch Commerce Center

9150 Commerce Center Circle | Highlands Ranch, CO 80129



**HIGH IMAGE
FLEX/INDUSTRIAL
OPPORTUNITY**

FOR LEASE

Quick access to South
Santa Fe/US-85 and E-470



Well established location with
phenomenal demographics and access
to the entire metro



Located in Douglas County, one of the fastest
growing counties in the country as growth has shifted
outwards from Denver



Colliers

T.J. Smith, SIOR
Nick Rice, SIOR
Jack Friedman



UNIT 135
5,760 SF

EXISTING FLOORPLAN



ADDRESS: 9150 Commerce Center Circle
Highlands Ranch, CO 80129

COUNTY: Douglas

**SQUARE
FOOTAGE:** Unit 135
5,760 SF

LOADING: One (1) 12'x14' Drive-In

CLEAR HEIGHT: 16'

LEASE RATE: \$17.00/SF NNN

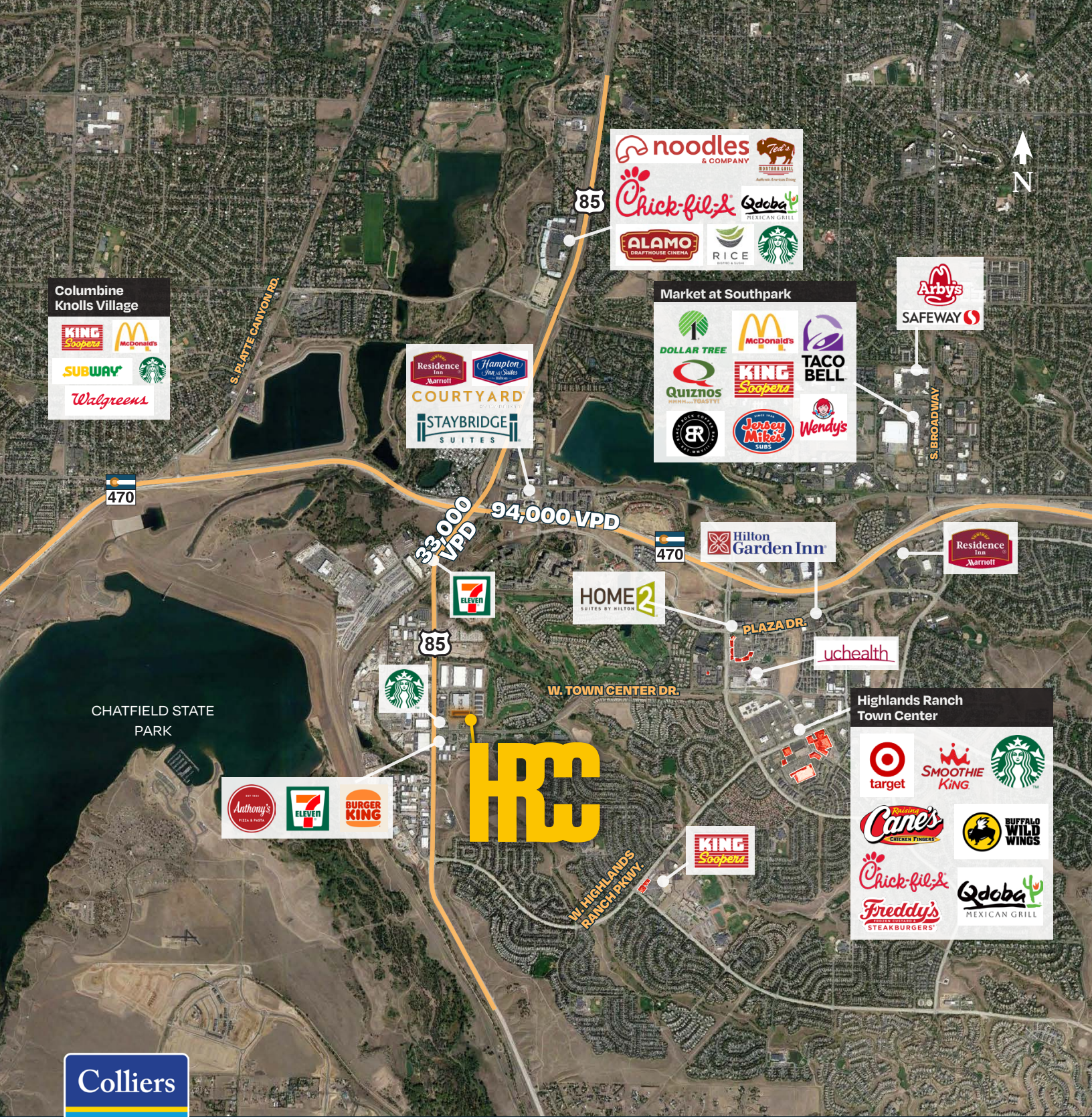
**OPERATING
EXPENSES:** \$8.50/SF (2026)

BUILDING HIGHLIGHTS

- Over 637,000 residents within a ten-mile radius and 2.8 million within a 45-minute drive
- Located in one of the highest housing density areas in the Denver metro
- 3.63:1000 parking ratio
- Ability to accommodate a variety of uses, including retail-oriented tenants

POTENTIAL DEMO PLAN





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