

# SHEA CENTER I

## ➤ LEASING INFORMATION ◀

Address: 1745 Shea Center Drive  
Highlands Ranch, CO 80129

Building Size: Approximately 119,841 RSF

Number of Floors: 4

Year Built: 1999

Elevators: 2

### Available Square Feet:

<u>Suite</u>	<u>SF</u>	<u>Comments</u>
Suite 120	4,267 RSF	Contiguous with Suite 110 for 6,787 RSF
Suite 130	4,138 RSF	
Suite 110	2,520 RSF	Contiguous with Suite 120 for 6,787 RSF

Starting Lease Rate: \$22.00/RSF NNN

Operating Expenses: 2026 Estimate - \$12.86/RSF

Tenant Improvements: Negotiable

Parking: 4.5:1,000 RSF  
Surface and Free

Amenities: \*Showers & Lockers  
\*Easy Access to C-470  
\*Close Proximity to Restaurants and Numerous Retail Amenities

*For additional information, please contact:*

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