

# FOR LEASE

## 8985

E NICHOLS AVE - SUITE 350

CENTENNIAL, CO 80112



## PROPERTY OVERVIEW

UNIT SIZE	9,271 SF
LEASE RATE	\$11.95/SF NNN
2026 NNN	\$8.21/SF
LOADING	One (1) Half Dock High Door (will ramp)
CLEAR HEIGHT	~12'
POWER	3-Phase / 120/208V / 1,200 Amps (TBV)
PARKING	3.4 per 1,000 SF
ZONING	BP-35
YEAR BUILT	1982
AVAILABLE	Immediately

## PROPERTY HIGHLIGHTS

- Improvements negotiable
- End cap unit
- Convenient access to I-25, E-470, and County Line Road
- Professional business park setting
- Close to many restaurants and hotels

## BROKER CONTACTS

### GREG TITUS

Vice President  
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### JOE OWSTON

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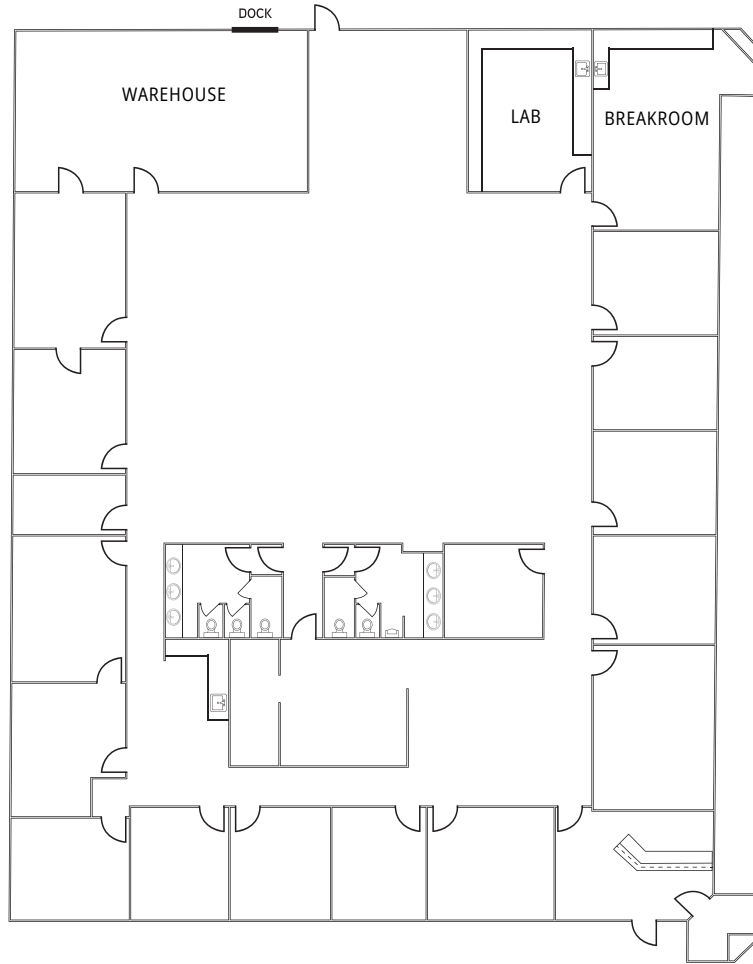
### CRAIG MYLES, SIOR

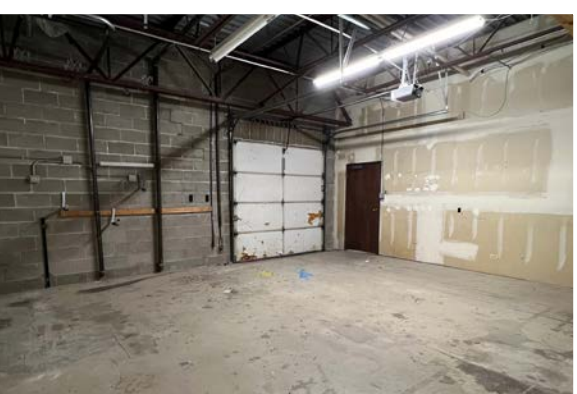
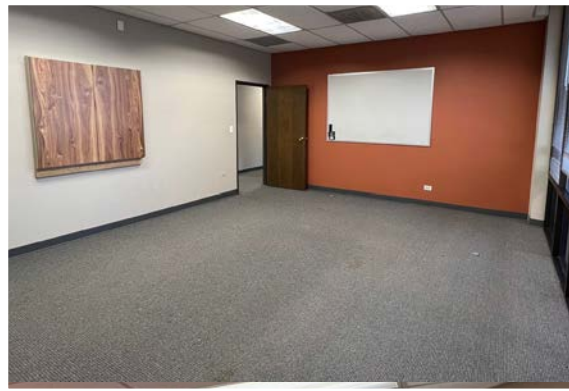
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**9,271 SF**





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