

# SHEA CENTER II

## ➤ LEASING INFORMATION ◀

Address: 1805 Shea Center Drive  
Highlands Ranch, CO 80129

Building Size: Approximately 121,399 RSF

Number of Floors: 4

Year Built: 2001

Elevators: 3

Available Square Feet:

Suite 280	2,510 RSF	Contiguous with Suite 285 for a total of 7,333 RSF
Suite 150	2,529 RSF	Move In Ready
Suite 250	2,949 RSF	Move In Ready
Suite 285	4,823 RSF	Contiguous with Suite 280 for a total of 7,333 RSF
Suite 140	6,310 RSF	Move In Ready
Suite 300	23,101 RSF	Divisible to 10,000 SF

Starting Lease Rate: \$22.00 NNN

Operating Expenses: 2026 Estimate - \$12.53/RSF

Tenant Improvements: Negotiable

Parking: 4.5:1,000 RSF  
17% covered spaces @ \$70/space/month

Amenities: \*Building Conference Room/Training Room  
\*Showers & Lockers  
\*Easy Access to C-470  
\*Close Proximity to Restaurants and Numerous Retail Amenities

*For additional information, please contact:*

***Mitch Bradley***  
***(720) 528-6311***

5455 Landmark Place, Suite C102  
Greenwood Village, CO 80111  
(720) 528-6300 phone  
(720) 528-6333 fax  
[www.cbre.com/denver](http://www.cbre.com/denver)

**CBRE**