

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 100	7,840 RSF	Available 3/1/27
Suite 120	4,267 RSF	
Suite 130	4,138 RSF	
Suite 170	1,802 RSF	Available 11/1/26

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:

Mitch Bradley

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