

# One Maroon Circle

## Leasing Information

Address:	9781 S. Meridian Blvd. Englewood, Colorado 80112		
Building Size:	85,679 RSF		
Number of Floors:	4		
Year Built:	1999		
Floorplate size:	Approximately 21,383 Rentable Square Feet		
Available Square Feet:	Suite 205	2,732 RSF	Contiguous up to 11,417 RSF
	Suite 207	1,734 RSF	
	Suite 250	2,377 RSF	Contiguous up to 11,417 RSF
	Suite 200	4,258 RSF	Contiguous up to 11,417 RSF
	Suite 220	2,050 RSF	Available 1/1/26. Contiguous up to 11,417 RSF
	Suite 340	1,879 RSF	
	Suite 350	8,304 RSF	
	Suite 400	21,983 RSF	Contiguous to Suite 350 for 30,287 RSF
Lease Rate:	\$24.00 - \$25.00 / RSF		
Tenant Improvements:	Negotiable		
Operating Expenses:	2025 Base Year Estimated \$10.30		
Parking:	Approx. 3.6 per 1,000 sf uncovered Executive Covered Parking: 1 per 6,000 sf - \$100.00/space/month		
Features:	<ul style="list-style-type: none"><li>■ Located adjacent to the Meridian Golf Course</li><li>■ Conference room</li><li>■ Easy access to I-25 via Lincoln Ave.</li><li>■ Close to numerous retail and restaurants</li></ul>		

*For additional information, please contact:*

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