

Lease Availability Report

9155 E Nichols Ave - Waterview II

Centennial, CO 80112 - Panorama/Highland Park Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1999
RBA:	99,549 SF
Floors:	4
Typical Floor:	24,535 SF
Core Factor:	8.1%-12%

AVAILABILITY

Min Divisible:	1,922 SF
Max Contig:	17,063 SF
Total Available:	58,826 SF
Asking Rent:	\$25.00 - \$27.00/FS

EXPENSES PER SF

Taxes:	\$4.26 (2016)
Opex:	\$11.40 (2016)
Total Expenses:	\$15.66 (2016)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	125	Office	Relet	1,973	1,973	1,973	\$26.00 - 27.00/FS	Vacant	3 - 5 Yrs
P 1st	100	Office	Relet	17,063	17,063	17,063	\$26.00 - 27.00/FS	Jul 2017	3 - 5 Yrs
P 1st	125	Office	Sublet	1,922	1,922	1,922	\$25.00/FS	Vacant	Thru Sep 2020
P 1st	175	Office	Relet	2,657	2,657	2,657	\$25.00/FS	Vacant	Negotiable
P 2nd	275	Office	Relet	4,287	4,287	4,287	\$26.00 - 27.00/FS	Vacant	3 - 5 Yrs
P 2nd	200	Office	Relet	10,855	10,855	10,855	\$26.00 - 27.00/FS	Jul 2017	3 - 5 Yrs
P 3rd	375	Office	Relet	14,560	14,560	14,560	\$26.00 - 27.00/FS	30 Days	3 - 5 Yrs
P 3rd	300	Office	Sublet	5,509	5,509	5,509	Withheld	30 Days	Thru Jan 2021

SALE

Last Sale: Portfolio of 3 Office Properties in Centennial, CO Sold on Aug 28, 2014 for \$66,850,000 (\$181.96/SF)

AMENITIES

Atrium, Energy Star Labeled, LEED Certified - Gold, Mail Room, On Site Management, Pond/Pool

TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo; 442 Covered Spaces @ \$80.00/mo; Ratio of 4.50/1,000 SF

Walk Score ®: Car-Dependent (32)

Transit Score ®: Some Transit (49)

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KEY TENANTS

Cisco Systems	55,611 SF	Ciris Energy	27,918 SF
Qwinix Technologies	5,509 SF	Ubee Interactive Americas	2,250 SF
Vector Property Svc LLC	1,350 SF	Avant-Garde Wealth Management Inc.	1,200 SF