

FOR LEASE

8955

E NICHOLS AVE - SUITE 210

CENTENNIAL, CO 80112

PROPERTY OVERVIEW

UNIT SIZE	12,443 SF
LEASE RATE	\$9.95/SF NNN
2026 NNN	\$8.51/SF
LOADING	One (1) Dock High Door
CLEAR HEIGHT	~13'
POWER	120/208V (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

T: 303.962.9540

GTitus@PinnacleREA.com

JOE OWSTON

Associate Advisor

T: 720.780.5829

JOwston@PinnacleREA.com

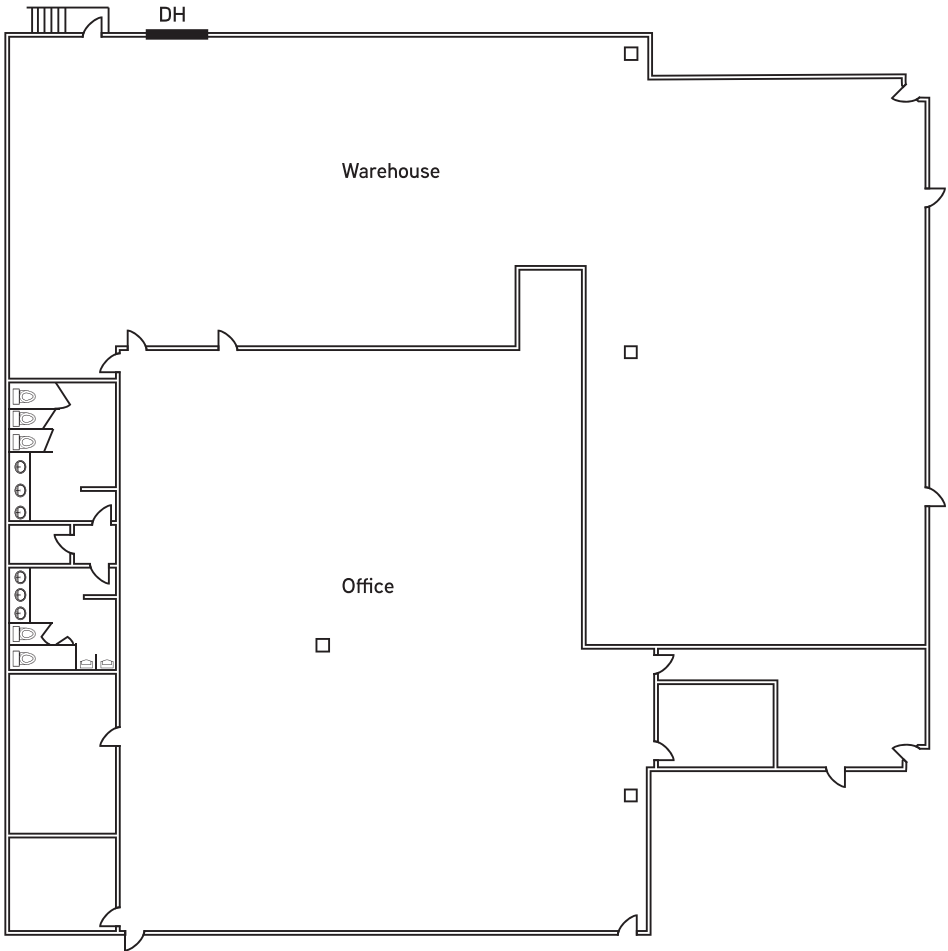
CRAIG MYLES, SIOR

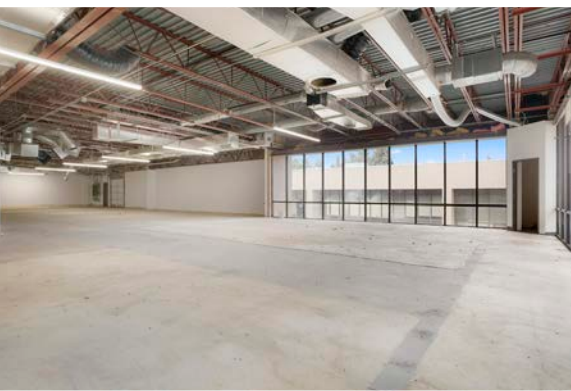
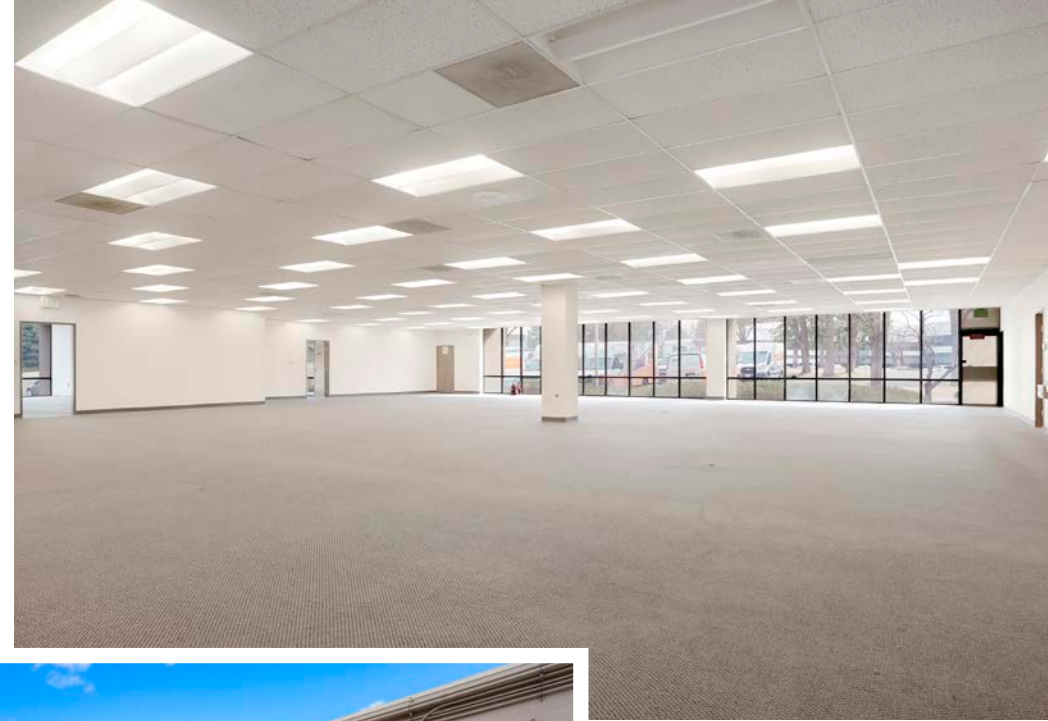
Vice President

T: 303.570.9641

CMyles@PinnacleREA.com

SUITE 210
12,443 SF





BROKER CONTACTS

GREG TITUS

Vice President

T: 303.962.9540

GTitus@PinnacleREA.com

CRAIG MYLES, SIOR

Vice President

T: 303.570.9641

CMyles@PinnacleREA.com

JOE OWSTON

Associate Advisor

T: 720.780.5829

JOwston@PinnacleREA.com

One Broadway Suite A300

Denver, CO 80203

T: 303.962.9555

www.PinnacleREA.com

