

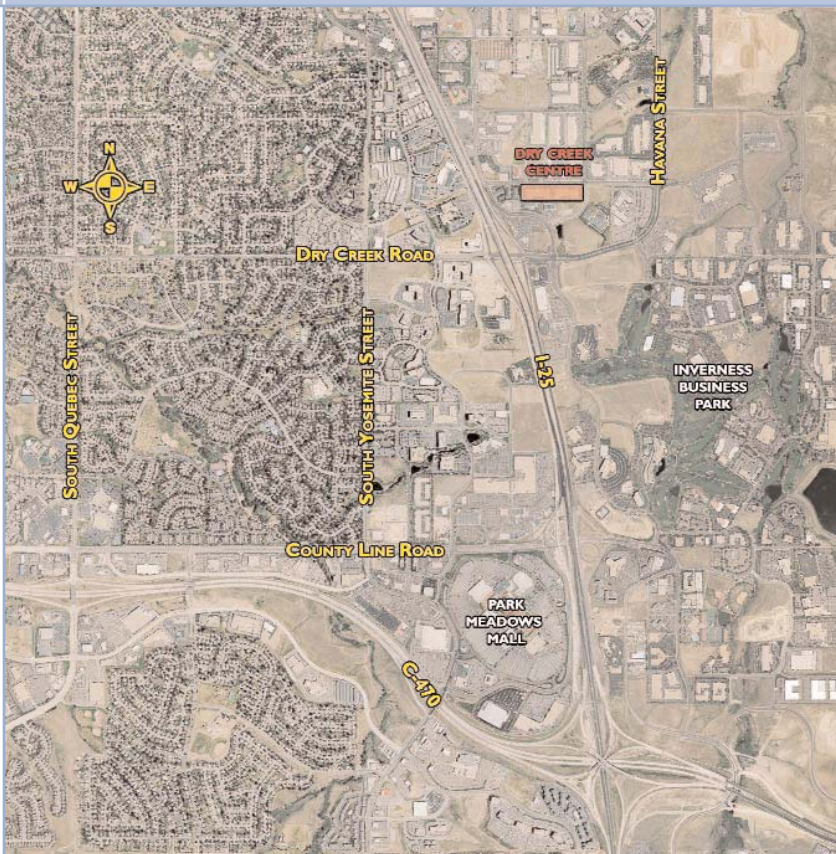
DRY CREEK CENTRE

9800 & 10000 East Geddes Avenue • Centennial, Colorado 80112

Office/Flex Space For Lease



LOCATION



PROPERTY OVERVIEW

- Building Size:** 85,760 SF
Year Built: 2000
Parking: 5:1000
Sprinklered: Yes
Available Space: 3,554 - 42,880 SF
Rate: \$9.50 - \$10.50/SF NNN
Expenses: \$4.50/SF
Clear Height: 16'
Power/HVAC:
- Raised Floor Data Center.
 - 1600 amps.
 - Phone systems available.
 - Battery bay set up.
 - Generator pad with conduit running from data room..
 - All switching gear is in place for generator.
 - Large dehumidifier in data room.
- Comments:**
- Excellent location just 1 block NE of Dry Creek Road & I-25 Interchange.
 - Easy access to Dry Creek Road and Arapahoe Road.
 - 100% efficient use of space, no loss factor.
 - HVAC in office & storage area.
 - Showers in restrooms.
 - Building signage available.

**COLLIERS
B&K**

**FOR MORE INFORMATION PLEASE CONTACT: T.J. SMITH, SIOR OR JEFF BRANDON
COLLIERS BENNETT & KAHNWEILER, INC.**

Commercial Real Estate Brokerage & Property Management

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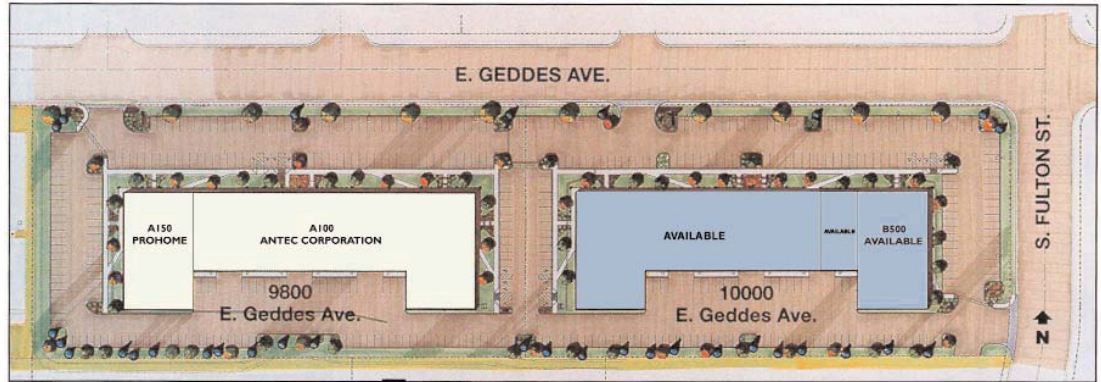
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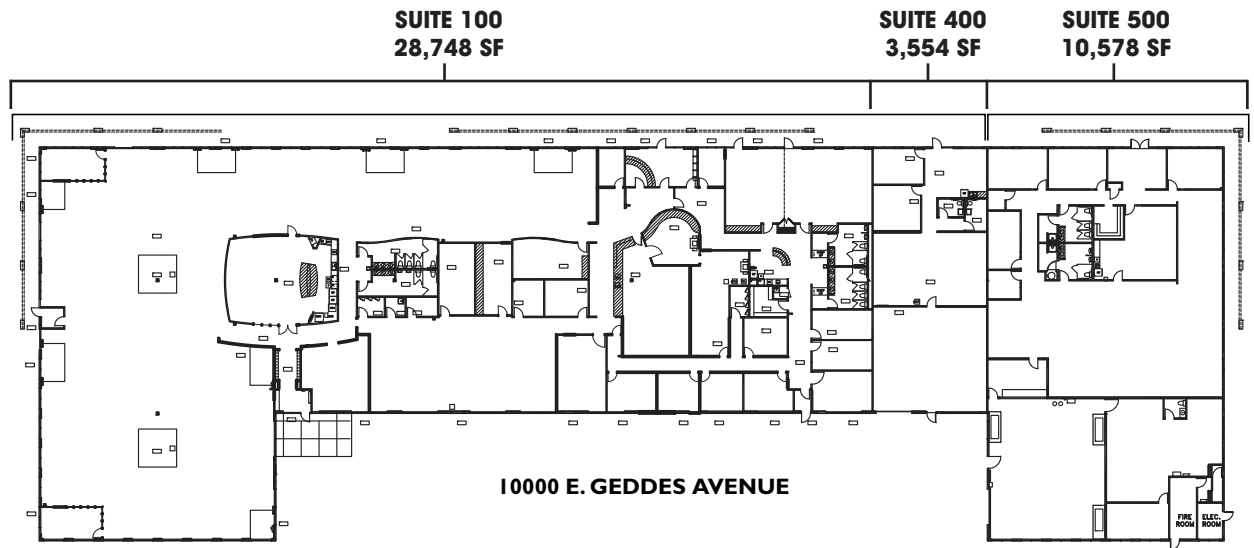
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SITE PLAN



SITE PLAN



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