

HIGHLANDS RANCH OFFICE CENTER II



**640 Plaza Drive
Highlands Ranch, Colorado 80129**

Outstanding quality, efficient floor plans, and great location at Highlands Ranch Office Center II.

- Strong Ownership with highly rated on-site Property Management.
- This newer building provides the efficient, column-free floor plans, power, HVAC, and fiber optic communications that today's tenant requires.
- Highlands Ranch amenities including restaurants, recreation centers, banks, hotels, golf course, trails, parks, athletic fields, etc.
- C-470/Highlands Ranch location away from the I-25 congestion.
- Surface parking at 4.5/1,000 sf.
- Near Santa Fe Drive providing easy commute to downtown via the light rail system.

For leasing information please contact:

Matt Smith
303.996.8460

msmith@vectorproperty.com



1001 17th Street, Suite 410
Denver, CO 80202

Available

First floor 13,541 sf and second floor 19,229 sf for a total of 32,770 sf.

Suite 200 — 11,015 sf: Mountain views, open plan with layout for 48 cubes, 4 offices, conference room, and break room.

Suite 250 — 6,653 sf: Corner suite with 8 perimeter offices and bull pen for up to 22 cubes, kitchen, conference room, and work rooms.

Suite 100 — 5,686 sf: High exposure double door entry off 1st floor lobby, plug & play with 4 offices, conference room, kitchen, file storage, furniture available including 20 cubes.

Suite 370 — 4,594 sf: Corner suite with mountain views, 6 offices, open space for at least 6 cubes, 2 conference rooms, kitchen, work room, and 24/7 cooled server room with a 4 ton unit. Divisible to 2,000 sf.

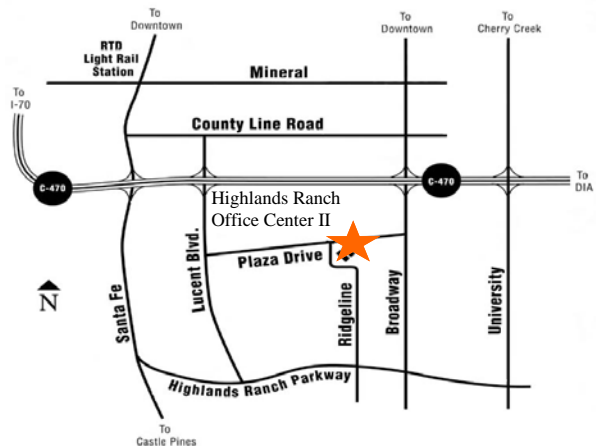
Suite 130 — 3,000 sf: High exposure with double door entry off 1st floor lobby, plug & play suite with 1 office, kitchen/work room, furniture available including 16 cubes.

Suite 110 — 2,609 sf: Plug and play suite with furniture available including 9 cubes, conference room.

Suite 140 — 2,246 sf: 5 offices, conference room, kitchenette, reception area.

Suite 340 — 1,918 sf: 4 offices, conference room, open area, and work/break room.

Suite 290 — 1,561 sf: 4 offices, 2 cubes, reception area, kitchenette with sink, work room.



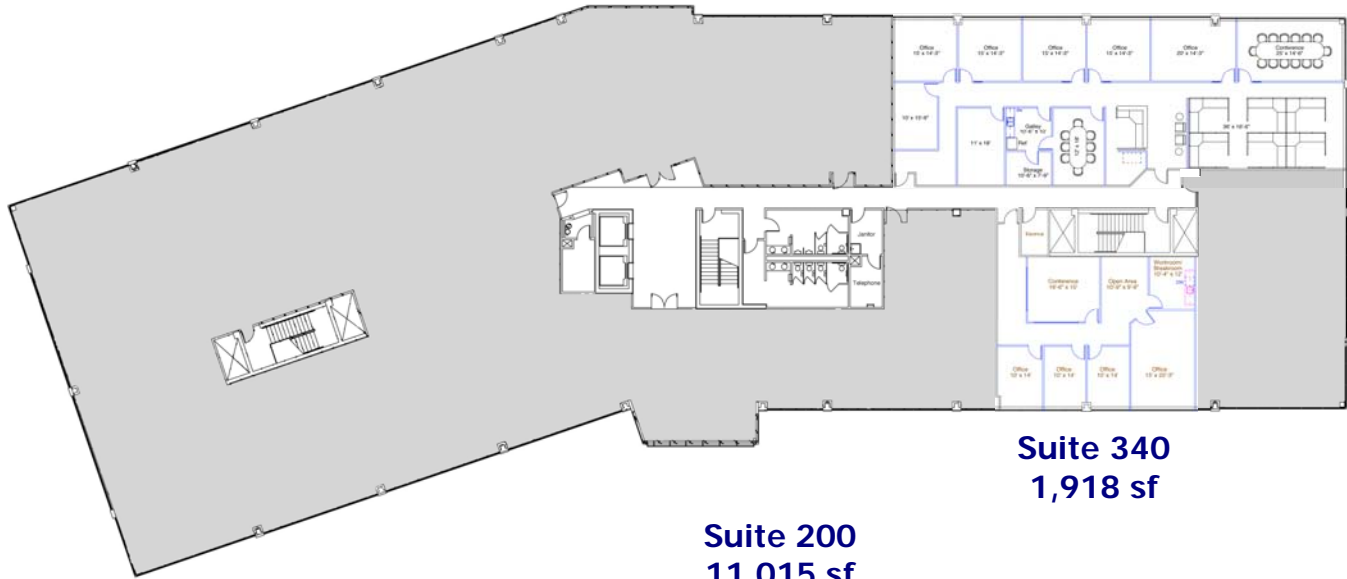
www.vectorproperty.com

RESPONSIVE TO YOUR REAL ESTATE NEEDS!

The information contained herein, while not guaranteed, has been secured from sources we believe to be reliable. Different brokerage relationships are available which include Seller/Landlord Agency, Buyer/Tenant Agency and Transaction Broker. Vector Property Services is acting in this capacity as Landlord's/Sublessor's Agent, unless otherwise agreed, and owes its fiduciary allegiance to Landlord/Sublessor as defined by Colorado Real Estate Commission.

HIGHLANDS RANCH OFFICE CENTER II

3
R
D
F
L
O
O
R



Suite 370
4,594 sf

Suite 340
1,918 sf

2
N
D
F
L
O
O
R



Mountain Views

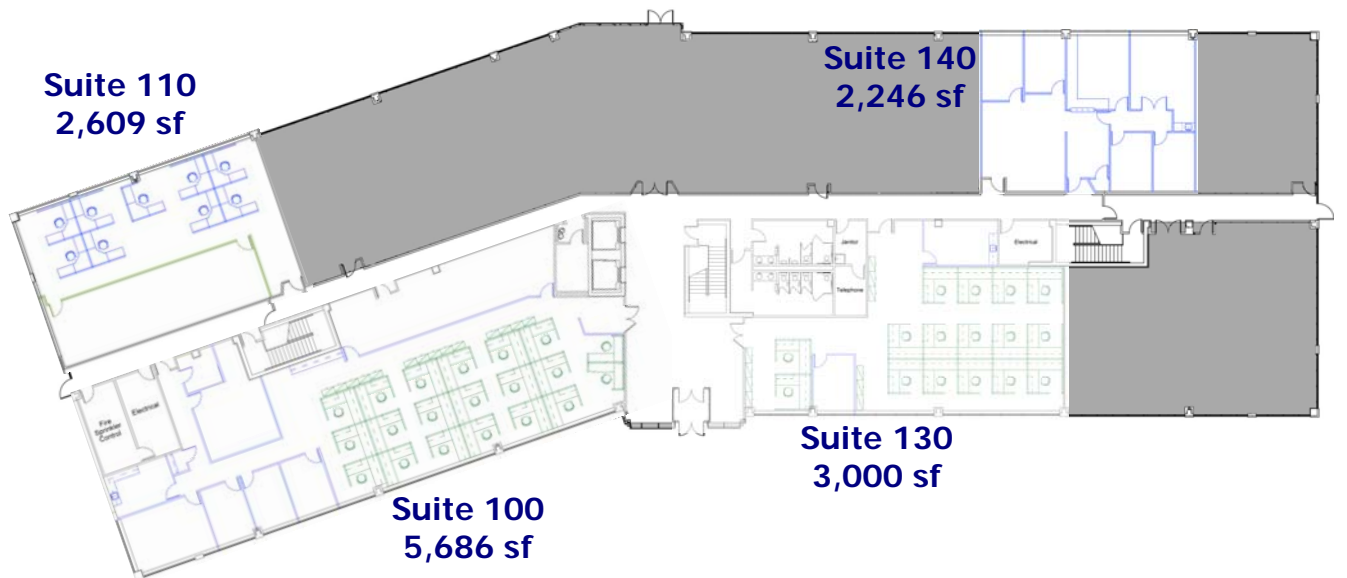
Suite 290
1,561 sf

Suite 200
11,015 sf

Suite 250
6,653 sf



1
S
T
F
L
O
O
R



Suite 110
2,609 sf

Suite 140
2,246 sf

Suite 100
5,686 sf

Suite 130
3,000 sf