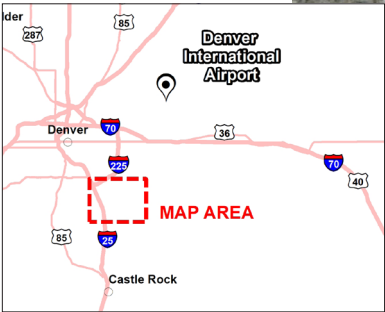


XCEL ENERGY READY BUILDING
CENTENNIAL BUSINESS PARK – BUILDING 2
CENTENNIAL, COLORADO



READY BUILDING DETAILS	
Location	South Revere Parkway, Centennial, Colorado
Owner	Broker: CBRE Todd Witty Senior Vice President Todd.witty@cbre.com 720-528-6339
Size	47,578 square feet
Zoning	Class A Industrial
Asking price	\$9.75/square foot NNN lease rate; \$170/ square foot sale price
Highway access	.5 mile to State Hwy 88 2.6 miles to I-25 5 miles to E-470
Air access	1 mile to Centennial Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	Two 13.2 kV, underground, looped feeder substations
Natural gas	Xcel Energy	4" Pounds Medium System, 2 psig maximum metering pressure
Water	Arapahoe County Water	6" and 12" adjacent to site
Sewer	Arapahoe County Water	8" and 12" adjacent to site
Storm water	Southeast Metro Stormwater Authority	Proposal for storm sewer lines are complete
Telecom/fiber	Comcast	Fiber and Telecom being brought to site, gig and Enterprises services available

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	Not required
Aerial site views and maps	✓	Park covenants and restrictions	✓
Park master plan		Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment		Endangered species assessment	Not required
Community profile and demographics	✓	Letters of support	Not required
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

Stephanie Henley

Manager, Corporate Economic Development
stephanie.henley@xcelenergy.com
303-588-4801

ECONOMIC DEVELOPMENT ORGANIZATION

Christine Shapard

Vice President
Denver South Economic Development
christine@denver-south.com
303-531-8385

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