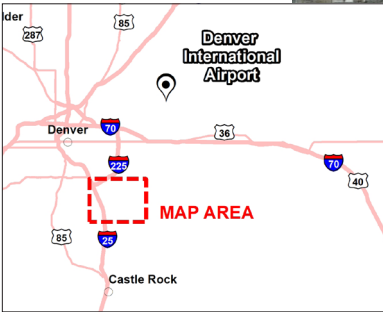


**XCEL ENERGY READY BUILDING**  
**CENTENNIAL BUSINESS PARK – BUILDING 3**  
**CENTENNIAL, COLORADO**



| READY BUILDING DETAILS |  |
|------------------------|--|
| Location               | South Revere Parkway, Centennial, Colorado   |
| Owner                  | Broker: CBRE<br>Todd Witty<br>Senior Vice President<br>Todd.witty@cbre.com<br>720-528-6339 |
| Size                   | 124,800 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<br>2.6 miles to I-25<br>5 miles to E-470                           |
| Air access             | 1 mile to Centennial Airport   |
| Rail access            | No rail access   |

## UTILITIES

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

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

## XCEL ENERGY CONTACT

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## ECONOMIC DEVELOPMENT ORGANIZATION

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