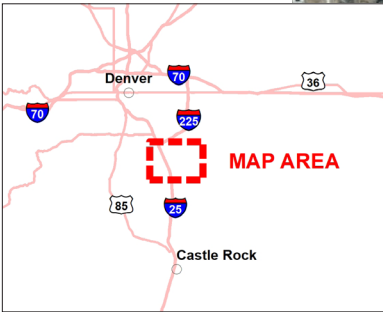


XCEL ENERGY READY BUILDING
HUB ARAPAHOE - BUILDING 2
CENTENNIAL, COLORADO



READY BUILDING DETAILS	
Location	11223 East Caley Avenue, Centennial, Colorado
Owner	Jordan Perlmutter & Co Broker: Newmark Knight Frank David Lee dlee@ngkf.com 303-260-4349
Size	72,743 square feet, 4 buildings on 22 acres
Zoning	BP-100 (Business Park)
Asking price	Lease rate per quote
Highway access	~2 miles to I-25 6 miles to I-225 .5 mile to Hwy 88
Air access	~3 mile to Centennial Airport 30 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	Three-phase, underground 13.2 kV service
Natural gas	Xcel Energy	2" main line
Water	Arapahoe County Water	8" and 10" water main lines
Sewer	Southwest Metro Stormwater Authority	8" sewer main line
Telecom/fiber	Zayo	Fiber nearby, 100 MB up to 100 GB+

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

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