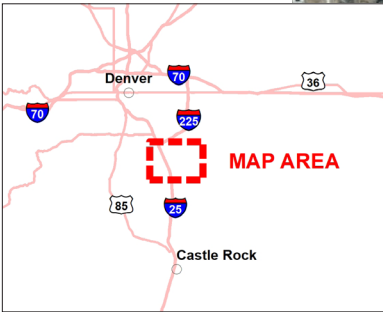


**XCEL ENERGY READY BUILDING**  
**HUB ARAPAHOE - BUILDING 3**  
**CENTENNIAL, COLORADO**



READY BUILDING DETAILS	
Location	11233 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

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

## 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

### Christine Shapard

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