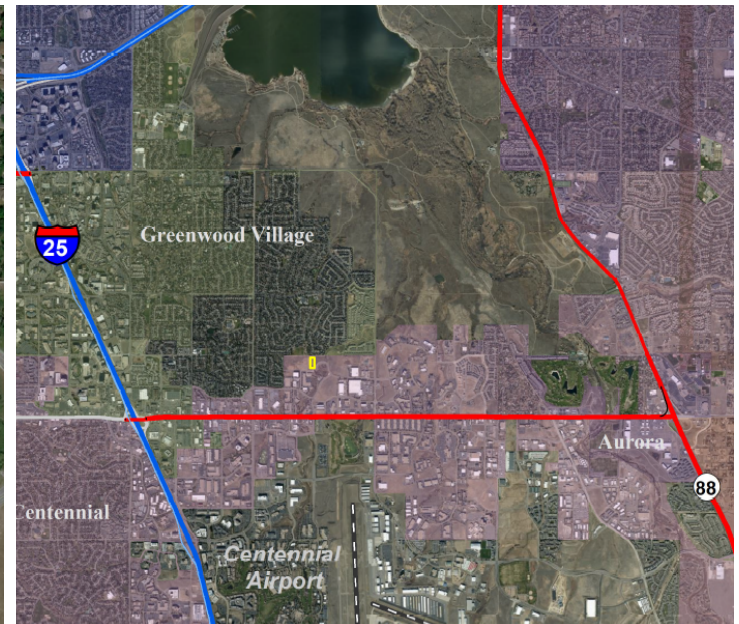
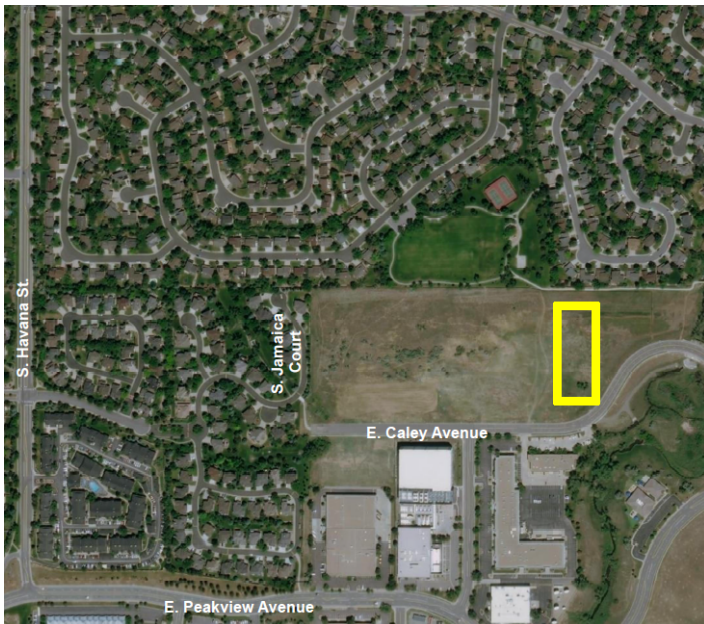


11243 E. CALEY AVENUE, CENTENNIAL, CO

HUB ARAPAHOE - BUILDING 4

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	HUB Arapahoe - Building 4, 11243 E. Caley Avenue, Centennial, Colorado
Owner/ Representative	Jordon Perlmutter & Co. Representative: Newmark Knight Frank, David Lee, 303.260.4349, DLee@ngkf.com
Size	79,343 square feet; 4 buildings sitting on 22 acres
Zoning	BP-100 (Business Park)
Asking Price	For lease: Starting at \$9.50 to \$11 / square foot; Dependent upon tenant improvements
Highway Access	~2 miles to I-25, ~6 miles to I-225, .5 mile to Hwy. 88
Air Access	~3 miles to Centennial Airport, 30 miles to Denver International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase, 13.2kV, underground service.
Natural Gas	Xcel Energy. 2" gas main line.
Water	Arapahoe County Water and Waste Water Authority. 8" and 10" water main.
Sewer	Southeast Metro Stormwater Authority. 8" sewer main, new lift station on east side of Powhattan
Telecom/Fiber	Zayo Group. Fiber nearby, 100 MB up to 100GB+.

HUB ARAPAHOE - BUILDING 4
11243 E. CALEY AVENUE, CENTENNIAL
SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:
Name:

Christine Shapard
Vice President
of Economic Development

Address:

Denver South Economic
Development Partnership
304 Inverness Way South, Suite 315
Englewood, CO 80112

Email:

Christine@denver-south.com
P: 303.755.2223

Xcel Energy Contact:
Name:

Stephanie Henley
Manager
Corporate Economic Development

Address:

Xcel Energy
1800 Larimer Street, Suite 800
Denver, CO 80202

Email:

Stephanie.Henley@xcelenergy.com
P: 303.294.2805

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