

BUSINESS PARK  
FEATURING FLEXIBLE OFFICE SPACES WITH SHARED AMENITIES



# HIGHLINE CENTRE

1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270 PARKER ROAD | DENVER, COLORADO 80231

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— commercial real estate

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PRINCIPAL  
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CALL SHARON KAMEN AT 303-809-6878 TO SEE WHAT IS AVAILABLE

## PROPERTY OVERVIEW

Highline Centre Business Park is centrally located in Denver, Colorado on Parker Road/Leetsdale & Mississippi between Interstates 25 and 225 with immediate access to Lowry, Cherry Creek, and the Gardens on Havana redevelopment area. Excellent medical, dental, office and meeting space is abundant, making these buildings a superb choice for smaller companies, individuals and small medical practices.

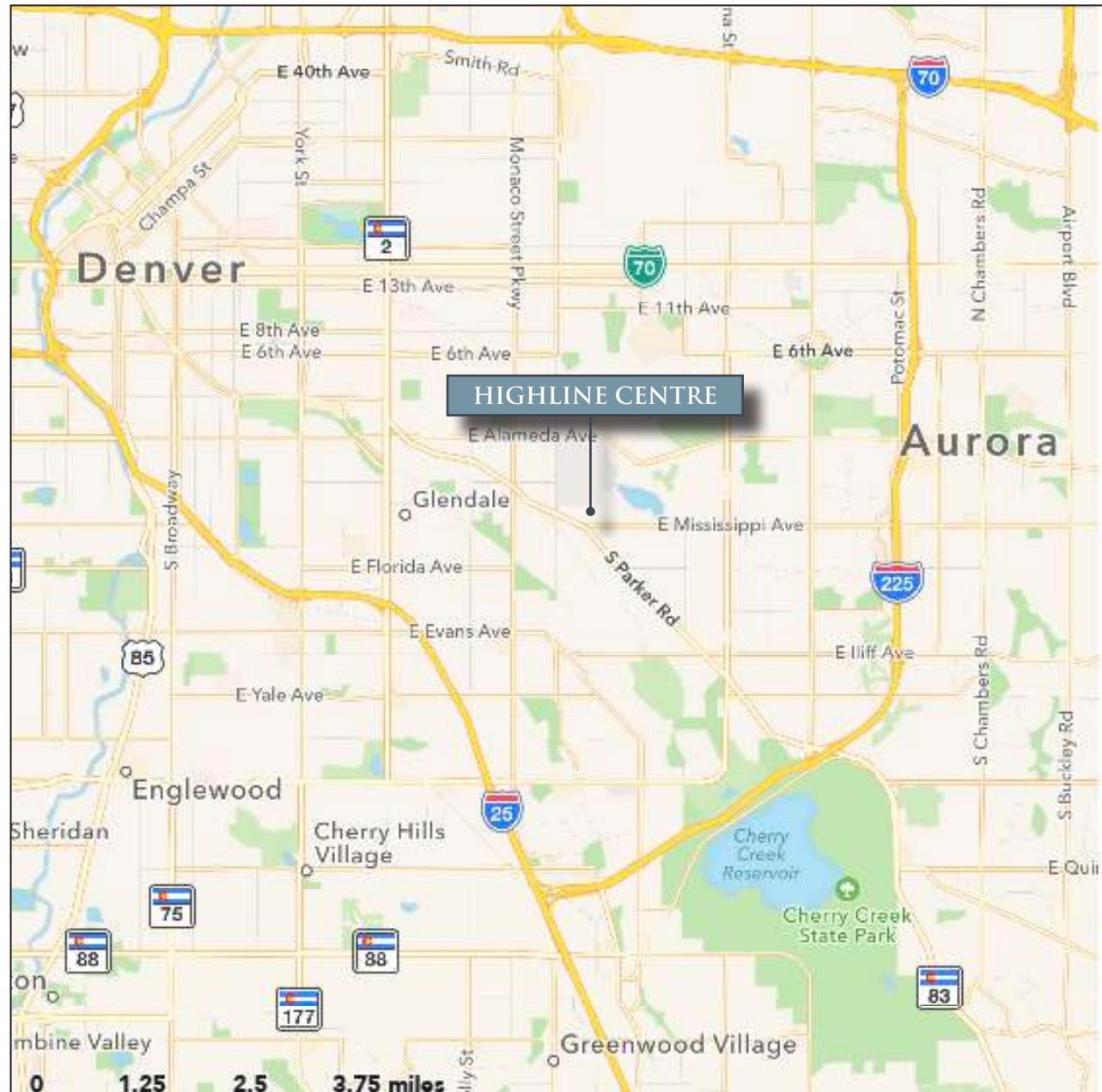
Highline Centre Business Park boasts balconies, lush landscaping and ample parking as well as fantastic visibility from both north and southbound Parker Road/Leetsdale. Reception space, conference rooms and some medical spaces containing exam rooms are available, as well as storage for most suites.

Local amenities abound near the site, with many small businesses and independent restaurateurs within the neighborhood. Colorado Boulevard is a short 2.5 miles away and offers an abundance of shopping, restaurants and services. The Cherry Creek Shopping district also offers a vast array of dining and retail as well as the Lowry area and the Gardens on Havana Redevelopment area.

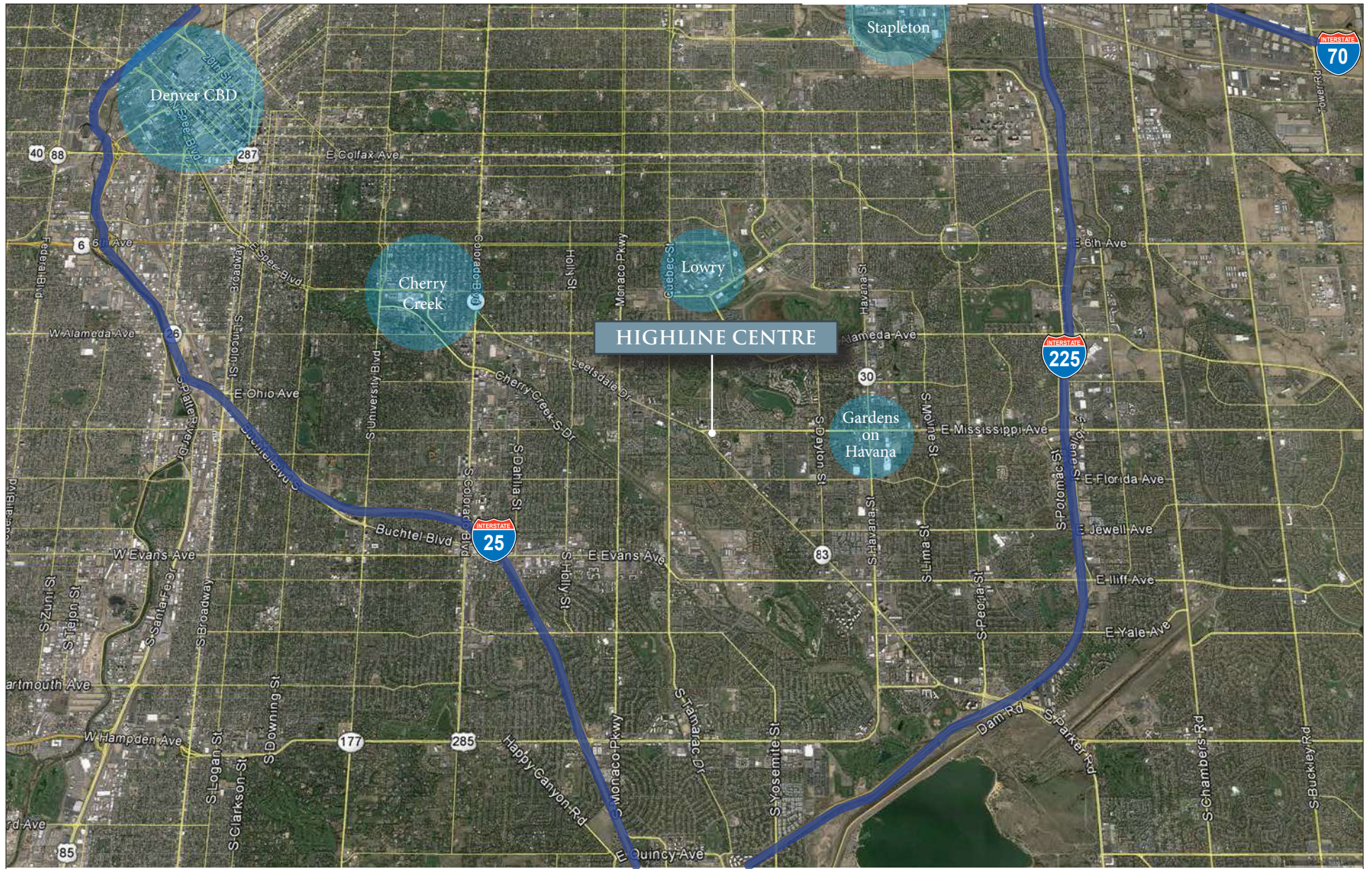
The Lowry area and its surrounding neighborhoods have seen a major revitalization over the last few years and has truly become a destination for living, dining, social, employment and shopping. The area continues to see growth and economic development.



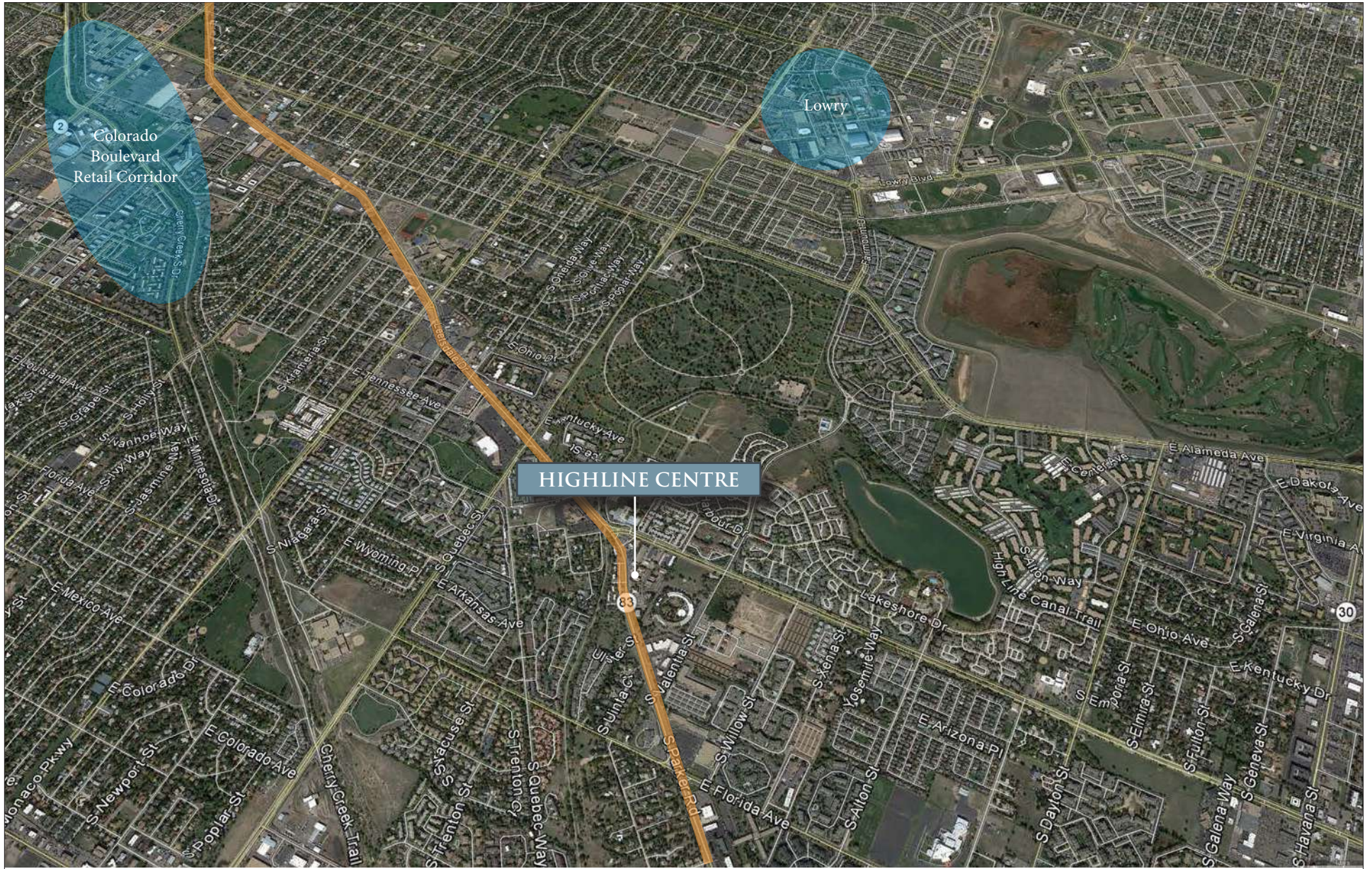
LOCATION MAP



AERIAL LOCATION - MACRO



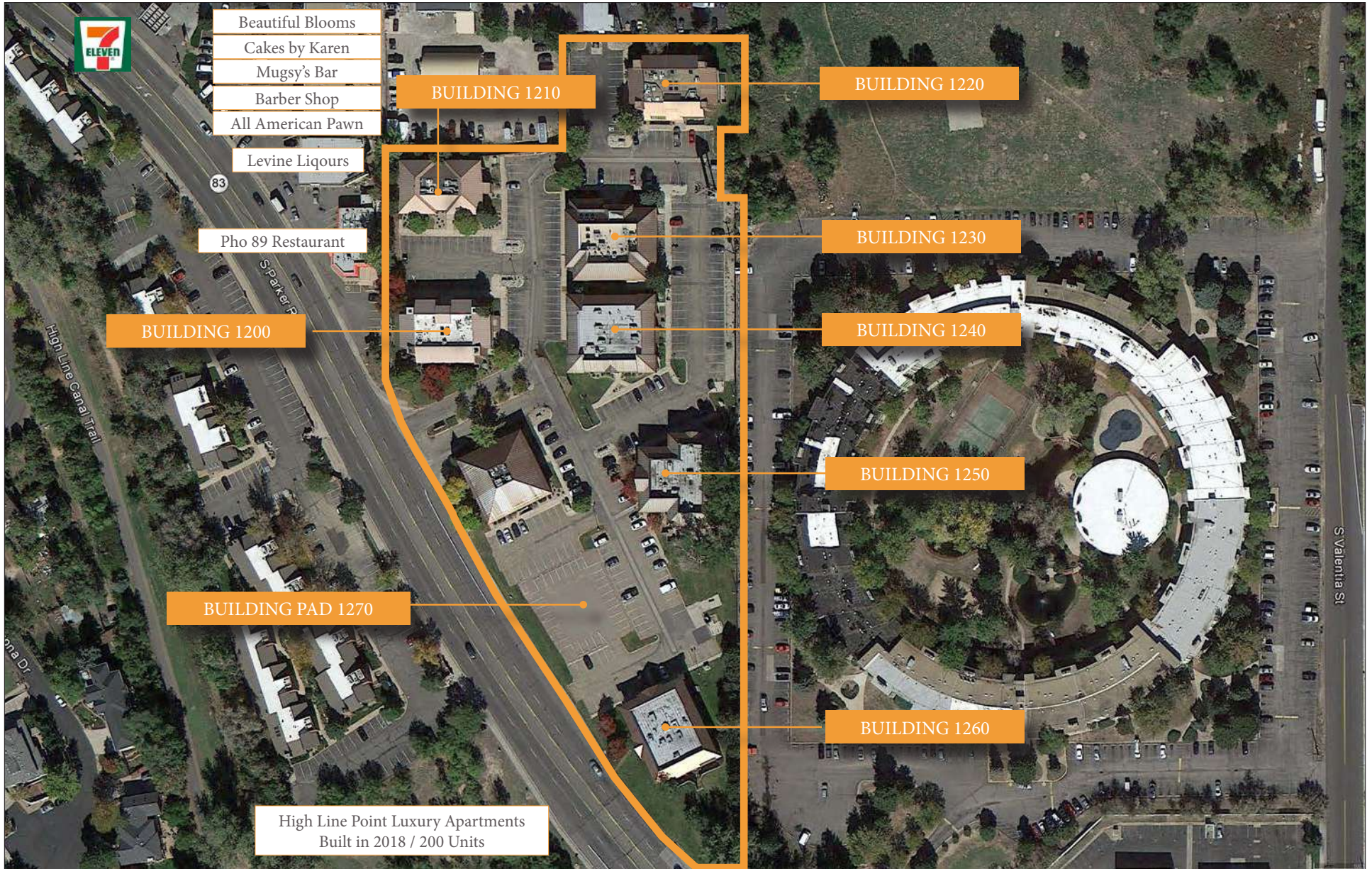
AERIAL NEIGHBORHOODS - MACRO



AMENITIES AERIAL



SITE AERIAL



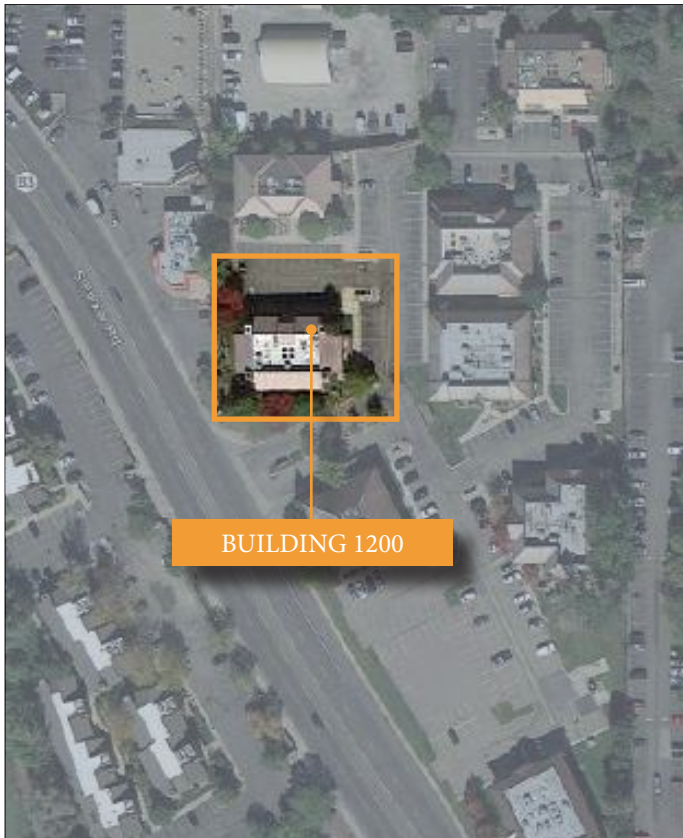
SITE PLAN



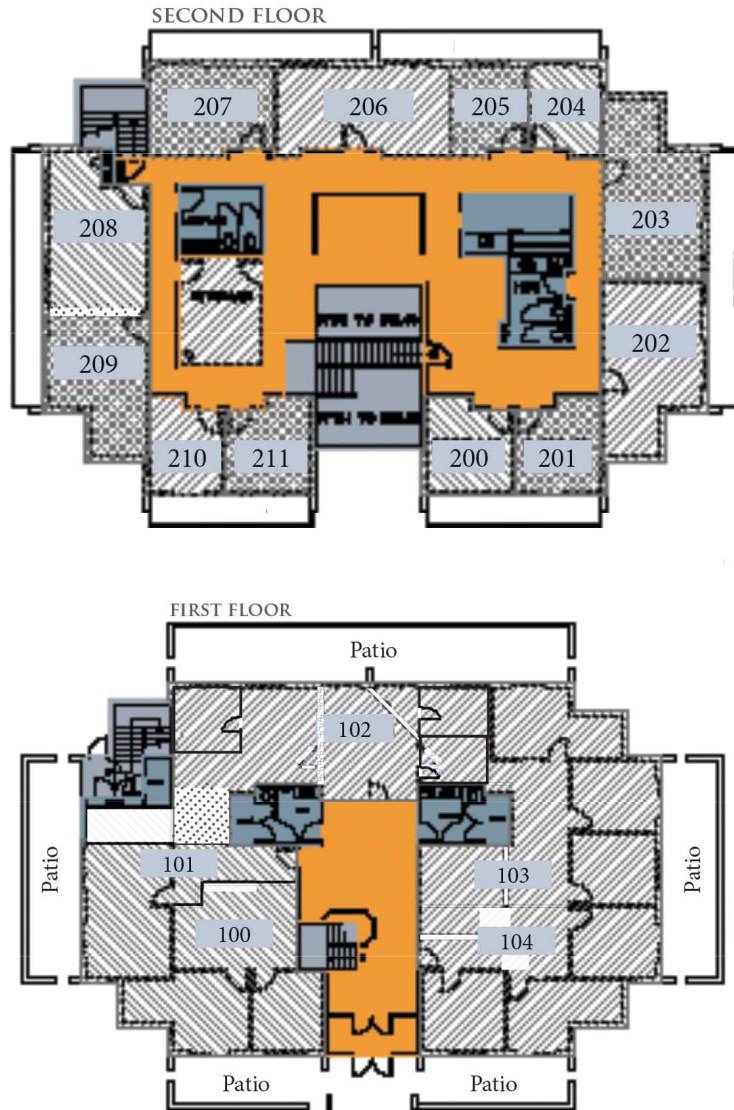


BUILDING 1200 SUMMARY

BUILDING ADDRESS	1200 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	8,813.43 RSF
NUMBER OF STORIES	2
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• On bus route</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li><li>• Storage Available</li></ul>



BUILDING 1200 FLOOR PLANS



		Useable	Orig. Rentable*	Adj. Rentable*
Gross Building Area	1st Floor	3956	4,462.00	
	2nd Floor	3,444.99	4,351.43	3,021.73
<b>TOTAL</b>		<b>7,400.99</b>	<b>8,813.43</b>	<b>3,021.73</b>
1st Floor Suites	Suite 100	635	729	
	Suite 101	623	635	
	Suite 102	954	1,096	
	Suite 103	1,042	1,196	
	Suite 104	702	806	
	<b>TOTAL</b>		<b>3,956</b>	<b>4,462</b>
2nd Floor Suites	Suite 200	157.12	256	196.40
	Suite 201	154.61	252	193.26
	Suite 202	322	521	400.13
	Suite 203	322	524	400.13
	Suite 204	128.65	209	160.81
	Suite 205	133.02	216	166.28
	Suite 206	301.37	490	273.93
	Suite 207	219.14	356	273.93
	Suite 208**	293.10	477	366.38
	Suite 209**	251.74	410	314.68
	Suite 210	133.85	217.81	167.31
Suite 211	155.15	252.47	193.94	
Storage	170.15	212.69		
Decks		703.30		
<b>TOTAL</b>		<b>3,444.99</b>	<b>4,393.97</b>	<b>3,021.73</b>

\*RENTABLE SQUARE FOOTAGE ON THE SECOND FLOOR HAS BEEN ADJUSTED TO 1.25X USABLE SQUARE FOOTAGE. ALL CURRENT LEASES ON THE SECOND FLOOR ARE BASED ON THIS REDUCED NUMBER.

POTENTIAL OFFICE REDESIGN

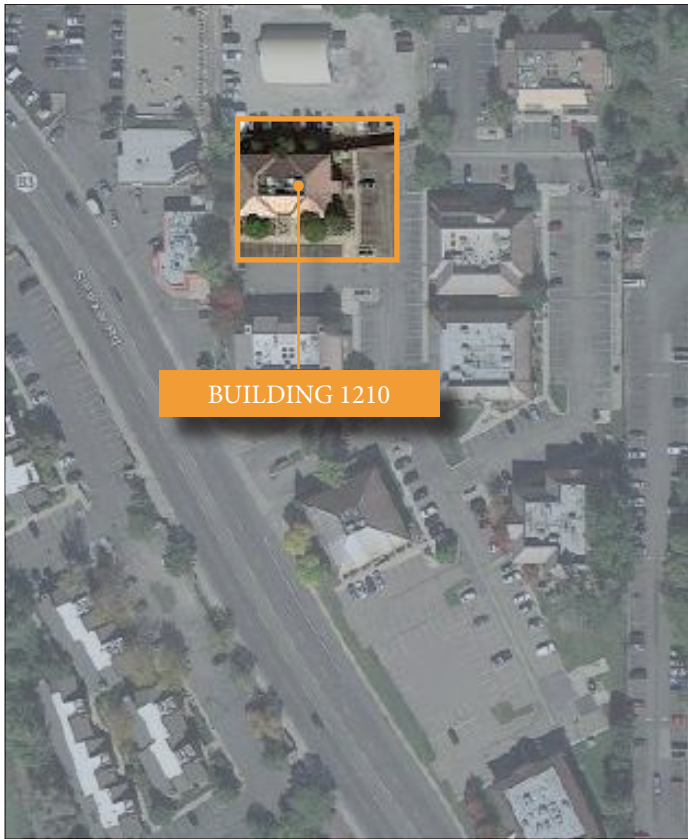


BUILDING 1200 EXTERIOR PHOTO



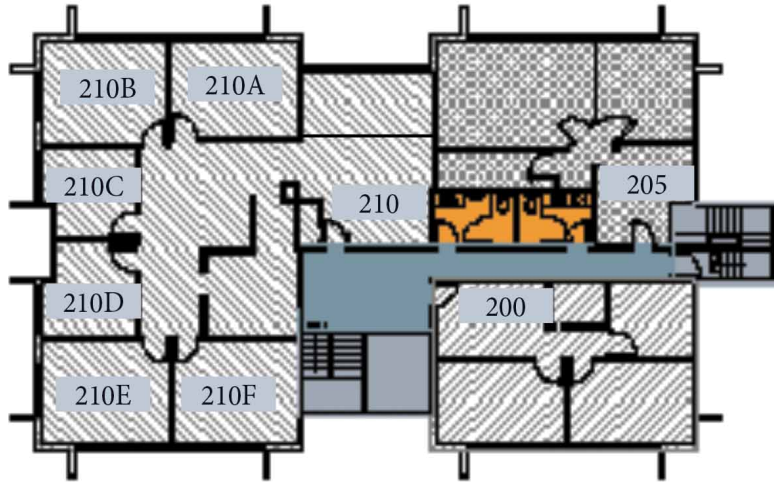
BUILDING 1210 SUMMARY

BUILDING ADDRESS	1210 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	10,292 RSF
NUMBER OF STORIES	2
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• On bus route</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li></ul>

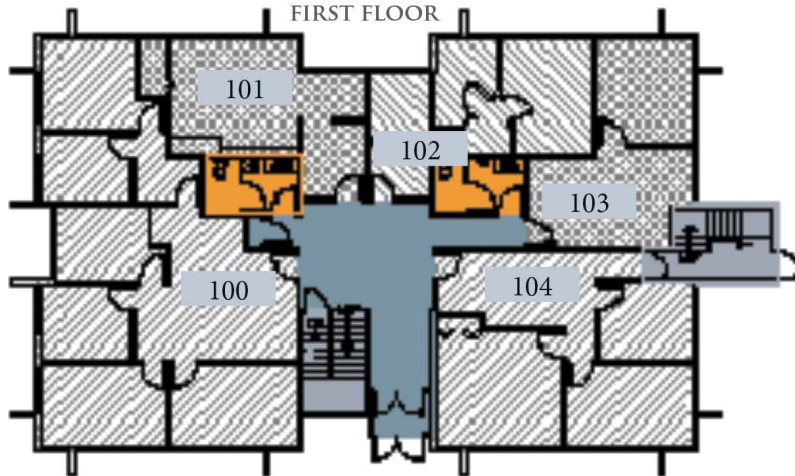


BUILDING 1210 FLOOR PLANS

SECOND FLOOR



FIRST FLOOR



		Useable	Rentable
Gross Building Area	Basement	1,688.97	1,855.85
	1st Floor	3,365.70	4,226.95
	2nd Floor	3,466.83	4,209.06
<b>TOTAL</b>		<b>8,521.50</b>	<b>10,291.86</b>
Basement Floor Suites	Storage	1,688.97	1,855.85
1st Floor Suites	Suite 100	1,289.63	1,511.47
	Suite 101	417.25	489.02
	Suite 102	442.86	519.04
	Suite 103	418.64	490.65
	Suite 104	797.32	934.48
<b>TOTAL</b>		<b>3,365.70</b>	<b>3,944.66</b>
2nd Floor Suites	Suite 200	699.80	820.18
	Suite 205	708.80	830.73
	Suite 210*	2,058.22	2,412.27
	Suite 210 A	182.42	314.83
	Suite 210 B	201.29	333.10
	Suite 210 C	110.00	242.41
	Suite 210 D	106.88	239.29
	Suite 210 E	199.29	331.70
Suite 210 F	205.79	338.20	
<b>TOTAL</b>		<b>3,466.82</b>	<b>4,063.18</b>

POTENTIAL OFFICE REDESIGN



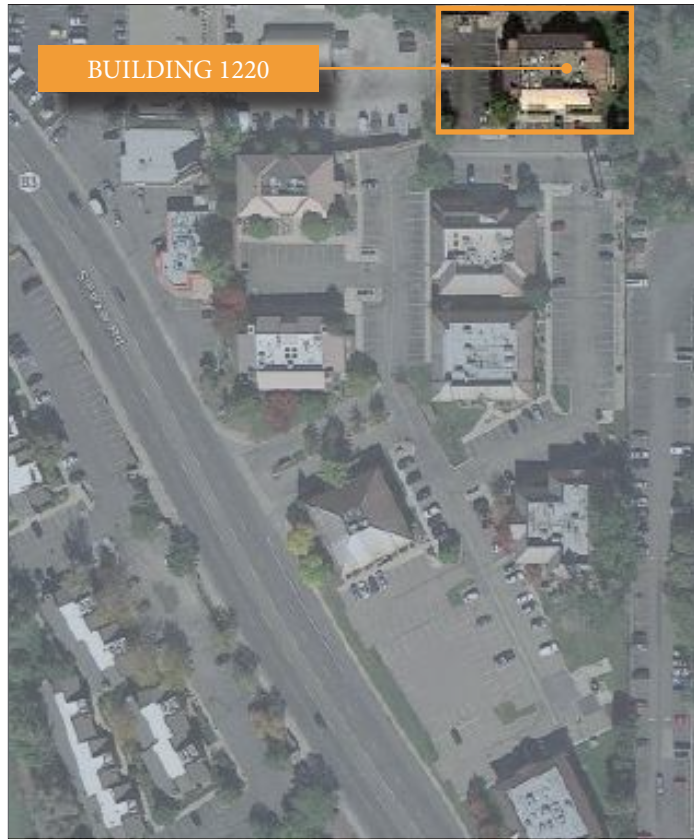
BUILDING 1210 EXTERIOR PHOTO





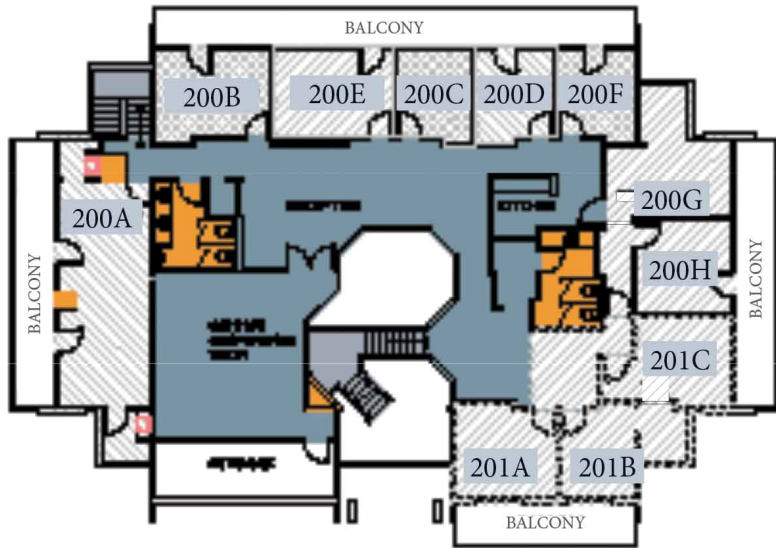
BUILDING 1220 SUMMARY

BUILDING ADDRESS	1220 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	10,445 RSF
NUMBER OF STORIES	2
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• Excellent small suite spaces available</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li><li>• Patios &amp; balconies available</li><li>• Shared conference room space</li><li>• Shared kitchen and reception area</li></ul>

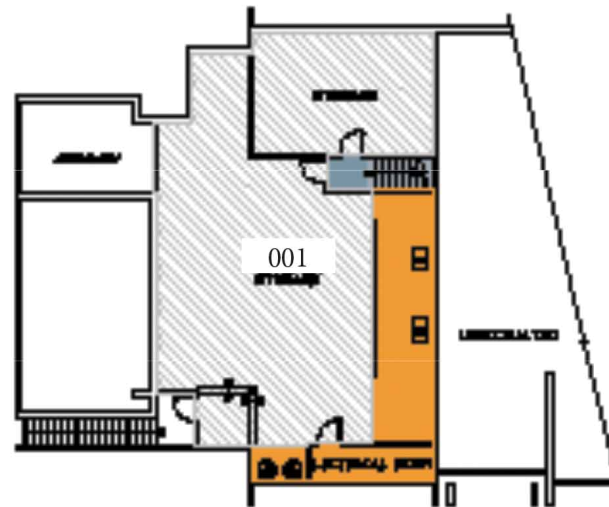
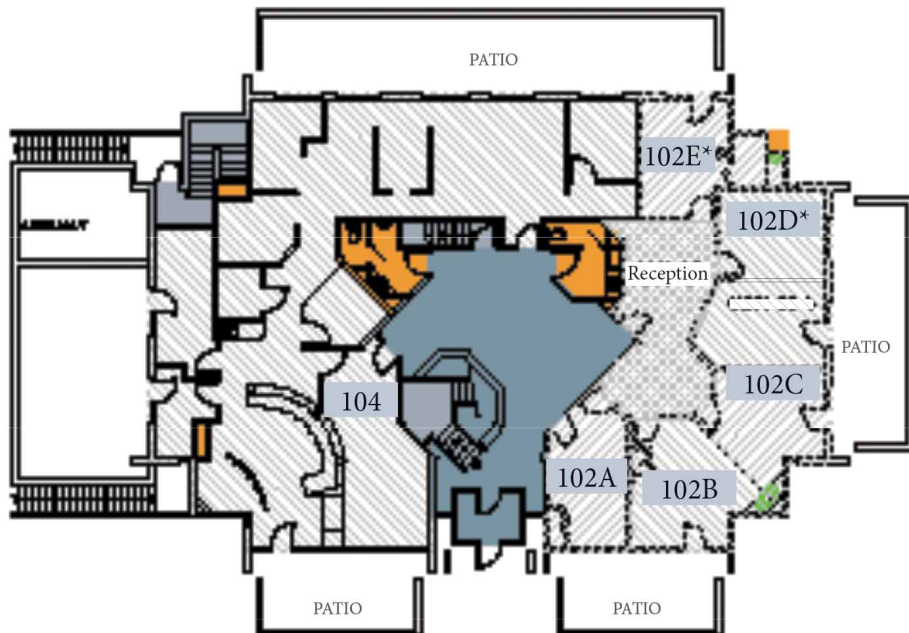


BUILDING 1220 FLOOR PLANS

SECOND FLOOR



FIRST FLOOR



		Useable	Rentable
Gross Building Area	Basement	1,896.83	1,896.83
	1st Floor	4,583.50	5,553.78
	2nd Floor	1506.91	3099.22
<b>TOTAL</b>		<b>7,987.24</b>	<b>10,549.83</b>
Basement Floor Suites	001	1,479.33	1,896.82
1st Floor Suites	Reception*	960	1209
	Suite 102A	240.39	288.24
	Suite 102B	285.96	342.88
	Suite 102C	466.82	559.75
	Suite 102D*	215.46	258.35
	Suite 102E*	286.48	343.51
	Suite 104	2,128.39	2,552.05
	<b>TOTAL</b>		<b>4,583.50</b>
2nd Floor Suites	Suite 200B	190.18	265.94
	Suite 200E	188.02	262.92
	Suite 200C	127.78	178.68
	Suite 200D	128.65	179.89
	Suite 200H		316.35
	Suite 200F	131.15	183.40
	Suite 200A	469.07	655.69
	Suite 200G	272.06	316.35
	Suite 201A*		240.00
	Suite 201B*		262.00
Suite 201C**		238.00	
<b>TOTAL</b>		<b>1506.91</b>	<b>3099.22</b>

\*\*Suite 201 was subdivided, which caused slight changes in the usable and rentable square footages of 201A/201B/201C.

SHARED CONFERENCE ROOM

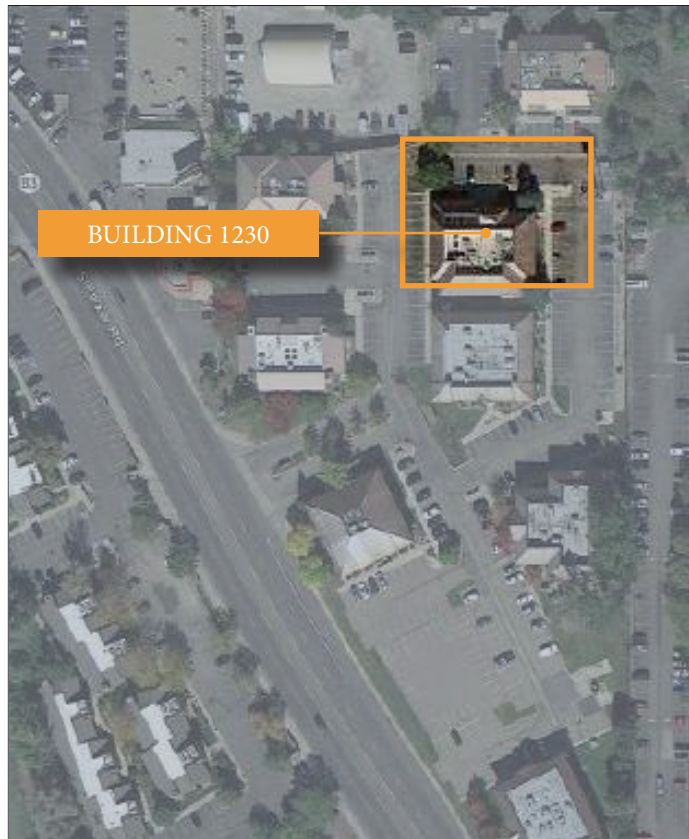


BUILDING 1220 EXTERIOR PHOTO



BUILDING 1230 SUMMARY

BUILDING ADDRESS	1230 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	12,082 RSF
NUMBER OF STORIES	2
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• Excellent small suite spaces available</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li><li>• Patios &amp; balconies available</li><li>• Shared conference room space</li><li>• Shared reception area</li></ul>



BUILDING 1230 FLOOR PLANS

1st Floor Total	5,977.62 SF
2nd Floor Total	5,724.27 SF
Basement Floor Total	

\*The lobby is split evenly between the 1st and 2nd floor



		Useable	Rentable
1st Floor Suites	Suite 1	153.99	197.10
	Suite 2	192.26	246.09
	Suite 3	178.53	228.52
	Suite 4	97.47	124.76
	Suite 5	154.53	197.80
	Suite 6	131.67	168.54
	Suite 7	276.50	353.92
	Suite 8	128.40	164.35
	Suite 9	334.17	427.74
	Suite 10	123.60	158.21
	Suite 11	109.86	140.62
	Suite 12	139.05	177.98
	Suite 13	263.67	337.50
	Suite 14	664.92	851.09

Conference Room	563 SF
Lounge	302 SF
Hallways	1,390 SF
Shared Lobby	354 SF
Mail Room	140 SF
Shared Women's Rstrm	173 SF

SECOND FLOOR



		Useable	Rentable
2nd Floor Suites	Suite 201	198.75	357.75
	Suite 203	189.92	341.86
	Suite 205	189.92	341.86
	Suite 207	290.33	522.59
	Suite 208	125.67	226.21
	Suite 209	117.00	210.60
	Suite 210	389.00	700.20
	Suite 211	132.97	239.35
	Suite 212	132.97	265.48
	Suite 213	142.22	256
	Suite 216	600.00	1080.00
	Suite 217	142.22	256
Suite 218	166.66	299.99	
Suite 219	72.00	129.60	
Suite 220	276.00	496.80	

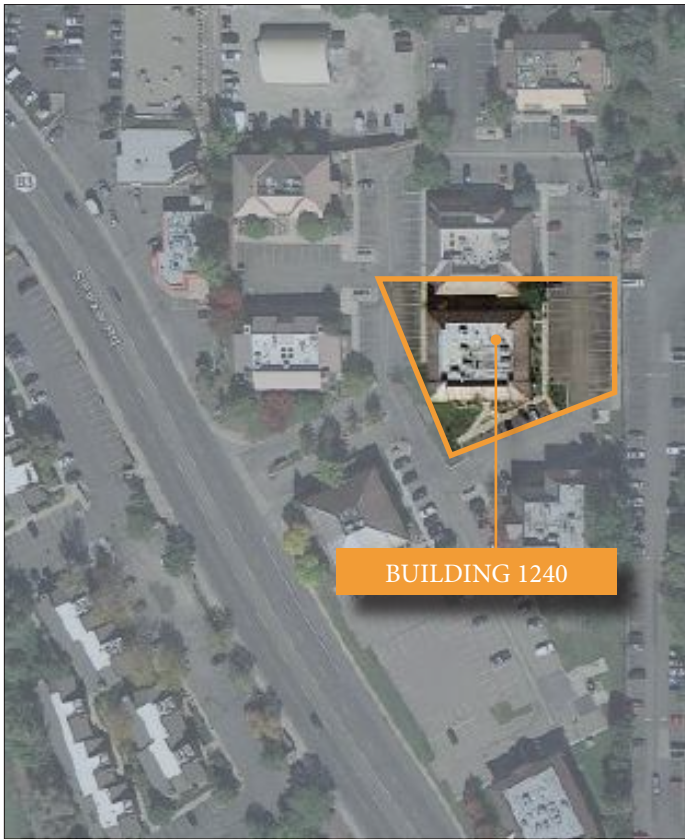
Conference Room (202)	300 SF
Break Room (204)	225 SF
Hallways	1,390 SF
Shared Lobby	354 SF
Shared Women's Restroom	173 SF
Shared Men's Restroom	107 SF

BUILDING 1230 EXTERIOR PHOTO



BUILDING 1240 SUMMARY

BUILDING ADDRESS	1240 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	15,553 RSF
NUMBER OF STORIES	2
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• On bus route</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li></ul>





BUILDING 1240 FLOOR PLANS

SECOND FLOOR



FIRST FLOOR



		Useable	Rentable
Gross Building Area	Basement	1,850.09	2,018.94
	1st Floor	5,544.61	6,511.12
	2nd Floor	5,964.68	7,023.41
<b>TOTAL</b>		<b>13,359.38</b>	<b>15,553.47</b>
Basement Floor Suites		1,850.09	2,018.94
1st Floor Suites	Suite 100	1,842.01	2,163.81
	Suite 103*	1,469.00	1,724.00
	Suite 102	747.00	877.00
	Suite 104A	340.00	340.00
	Suite 104B	1092.32	1092.32
<b>TOTAL</b>		<b>5,490.32</b>	<b>6,197.13</b>
2nd Floor Suites	Suite 200	1,016.45	1,196.87
	Suite 203	1,931.40	2,274.23
	Suite 204A	234.53	276.16
	Suite 204B	175.94	207.16
	Suite 204C	186.45	219.55
	Suite 204D	756.32	890.57
	Suite 205	296.20	348.78
	Suite 210	857.45	1,009.65
	Suite 222	509.94	600.45
<b>TOTAL</b>		<b>5,964.68</b>	<b>7,023.41</b>

potential office redesign

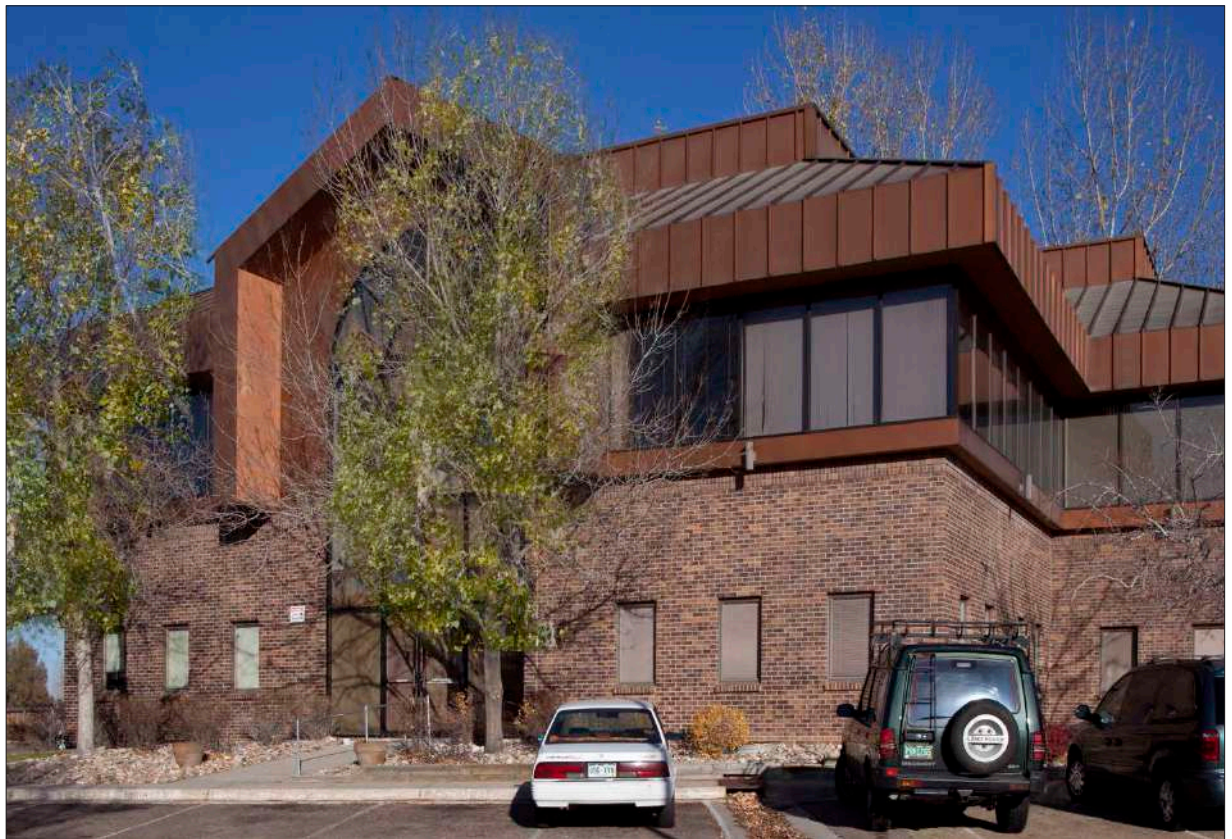


BUILDING 1240 EXTERIOR PHOTO



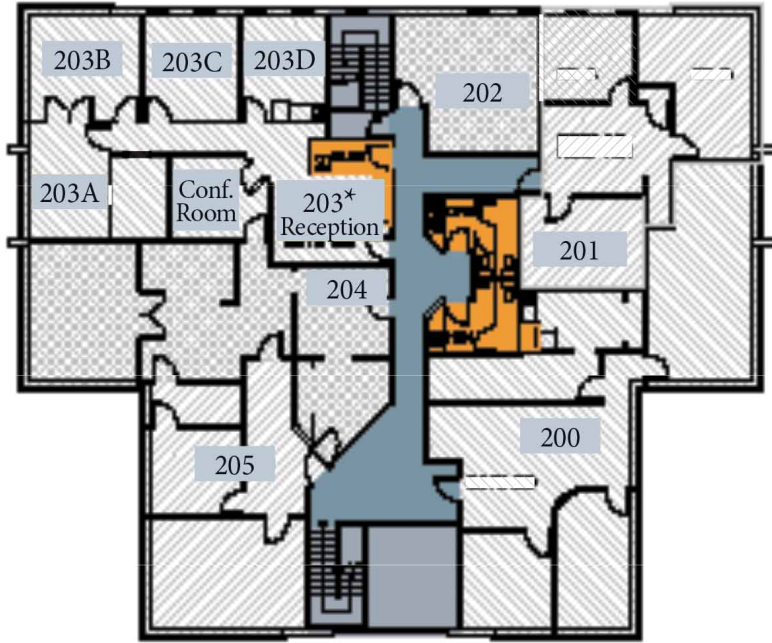
BUILDING 1250 SUMMARY

BUILDING ADDRESS	1250 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	19,813 RSF
NUMBER OF STORIES	2
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• On bus route</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li></ul>

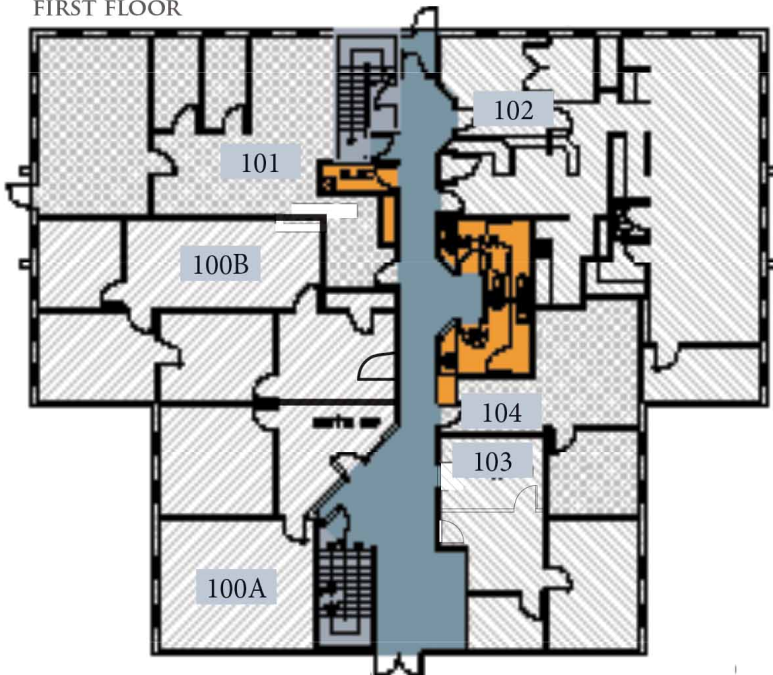


BUILDING 1250 FLOOR PLANS

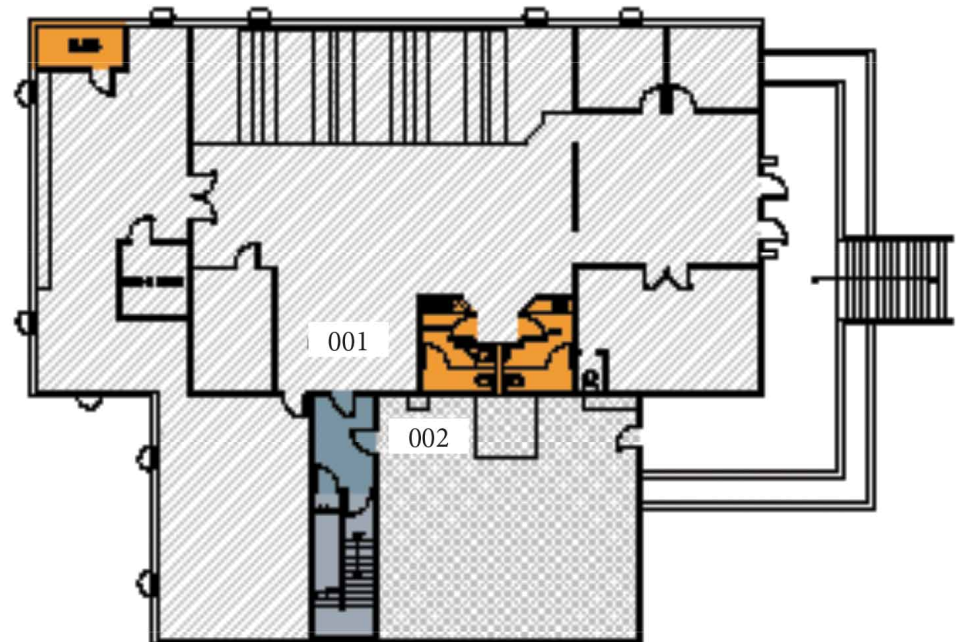
SECOND FLOOR



FIRST FLOOR



		Useable	Rentable
Gross Building Area	Basement	6,205.59	7,079.03
	1st Floor	5,560.26	6,341.81
	2nd Floor	5,602.97	6,391.77
<b>TOTAL</b>		<b>17,368.82</b>	<b>19,812.61</b>
Basement Floor Suites	001	6,205.59	7,079.03
1st Floor Suites	Suite 100A	715.00	815.10
	Suite 100B	1057.35	1057.35
	Suite 101	1,074.31	1,225.52
	Suite 102	1,583.56	1,806.45
	Suite 103	583.00	664.00
	Suite 104	465.62	531.15
<b>TOTAL</b>		<b>5,560.26</b>	<b>6,341.81</b>
2nd Floor Suites	Suite 200	1,493.75	1,703.99
	Suite 201	611.00	697.00
	Suite 202	496.00	566.00
	Suite 203*	1321.20	1507.16
	Suite 203A		428.21
	Suite 203B		393.24
	Suite 203C		342.78
	Suite 203D		342.78
	Suite 204	932.37	1,063.60
	Suite 205	748.65	854.02



potential office redesign

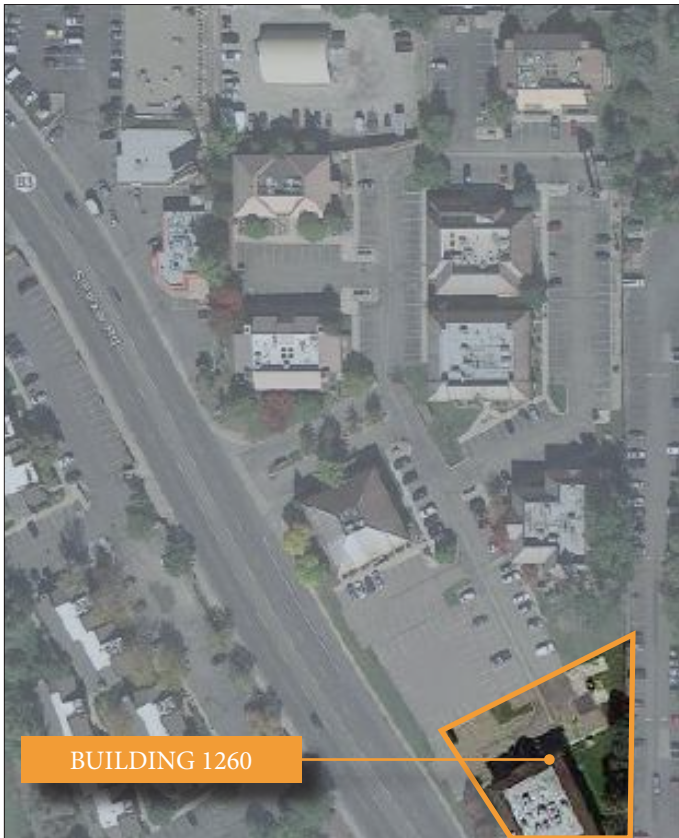


BUILDING 1250 EXTERIOR PHOTO



BUILDING 1260 SUMMARY

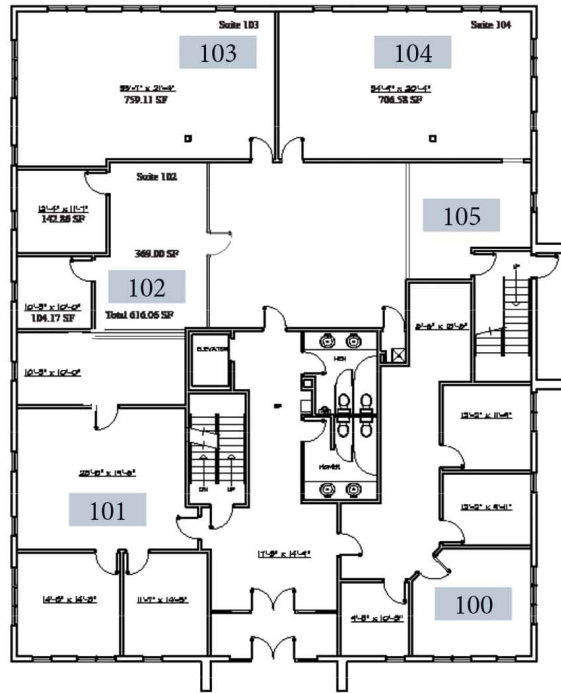
BUILDING ADDRESS	1260 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	19,562 RSF
NUMBER OF STORIES	2
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• Elevator</li><li>• On bus route</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li></ul>



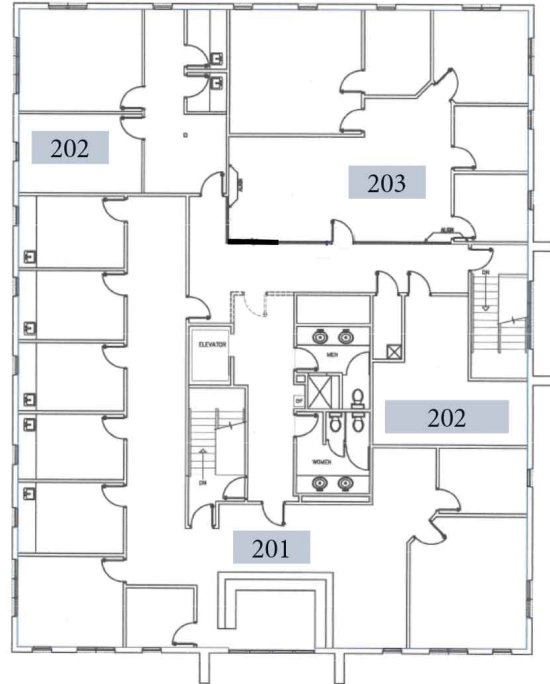


BUILDING 1260 FLOOR PLANS

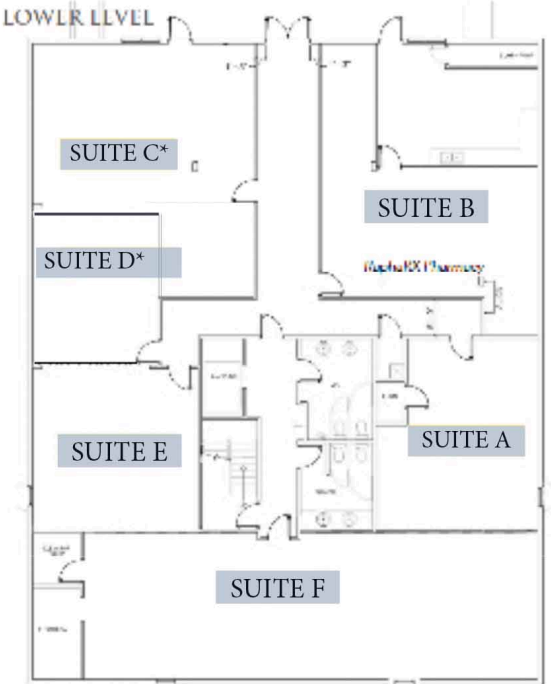
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



		Rentable
1st Floor Suites	Suite 100	1,286.00
	Suite 101	1,397.00
	Suite 102	616.06
	Suite 103	759.11
	Suite 104	706.58
	Suite 105	215.00
<b>TOTAL</b>		<b>4,979.75</b>
2nd Floor Suites	Suite 201	3,367.00
	Suite 202	1,025.00
	Suite 203	1,698.00
	Storage	419.00
<b>TOTAL</b>		<b>6,509.00</b>
Lower Level Suites	Suite A	798.00
	Suite B	1,528.00
	Suite C	1,168.00
	Suite D	659.00
	Suite E	757.00
	Suite F	1,630.57
<b>TOTAL</b>		<b>6,604.26</b>

artist rendering of medical office redesign

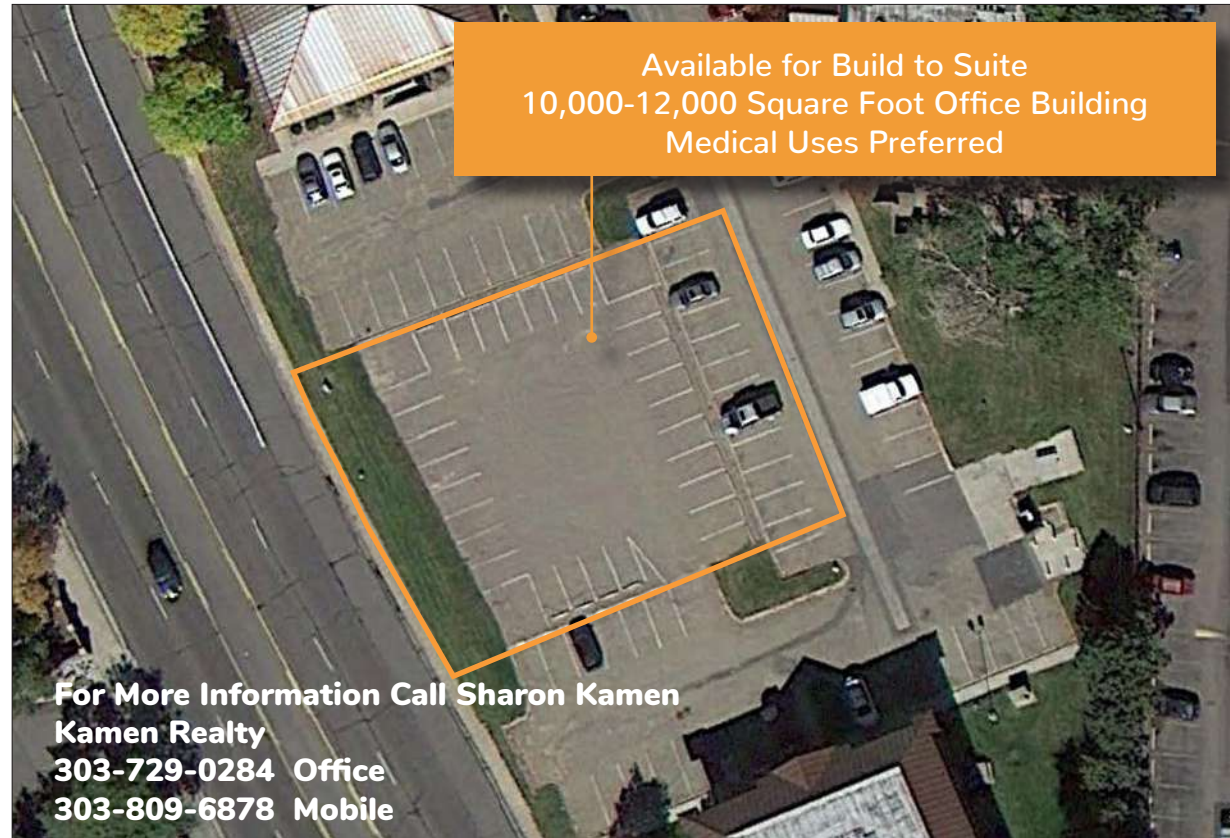


BUILDING 1260 EXTERIOR

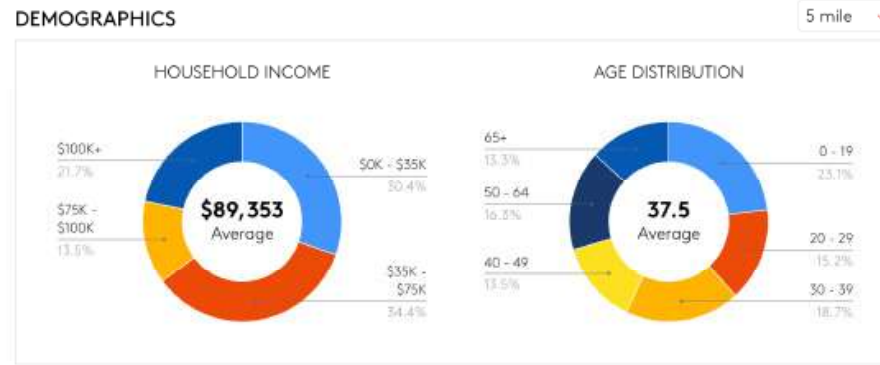


BUILDING PAD 1270 SUMMARY

BUILDING PAD ADDRESS	1270 Parker Road Denver, CO
TOTAL SQUARE FOOTAGE	30,098 SF
ZONING	B1
PARKING	Ample
PROPERTY FEATURES	<ul style="list-style-type: none"><li>• On bus route</li><li>• Minutes to Cherry Creek (2.5 miles)</li><li>• Minutes to Lowry (1.5 miles)</li><li>• Excellent location on Parker &amp; Mississippi</li></ul>



demographic analysis



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	32,128	203,303	516,585
2010 Population	24,719	172,166	438,357
2024 Population	35,038	218,954	556,563
Employees	5,041	93,518	248,894
Total Businesses	625	9,928	26,518
Average H/H Income	\$70,950	\$78,692	\$89,353
Median Household Income	\$53,023	\$55,969	\$61,343
Total Consumer Spending	\$361.82M	\$2.2B	\$6B
Median Age	36.6	36.0	35.93
Households	16,655	92,909	232,514
% College or Above	28%	25%	26%
Average House Value	\$317,862	\$399,764	\$464,47



# HIGHLINE CENTRE

FEATURING FLEXIBLE OFFICE SPACES WITH SHARED AMENI-

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