

# CENTENNIAL VALLEY BUSINESS PARK

# 168

Centennial  
Parkway

## LOCATION

Located 5 Minutes from Boulder, CO  
(University of Colorado)

Located 30 Minutes from Denver, CO

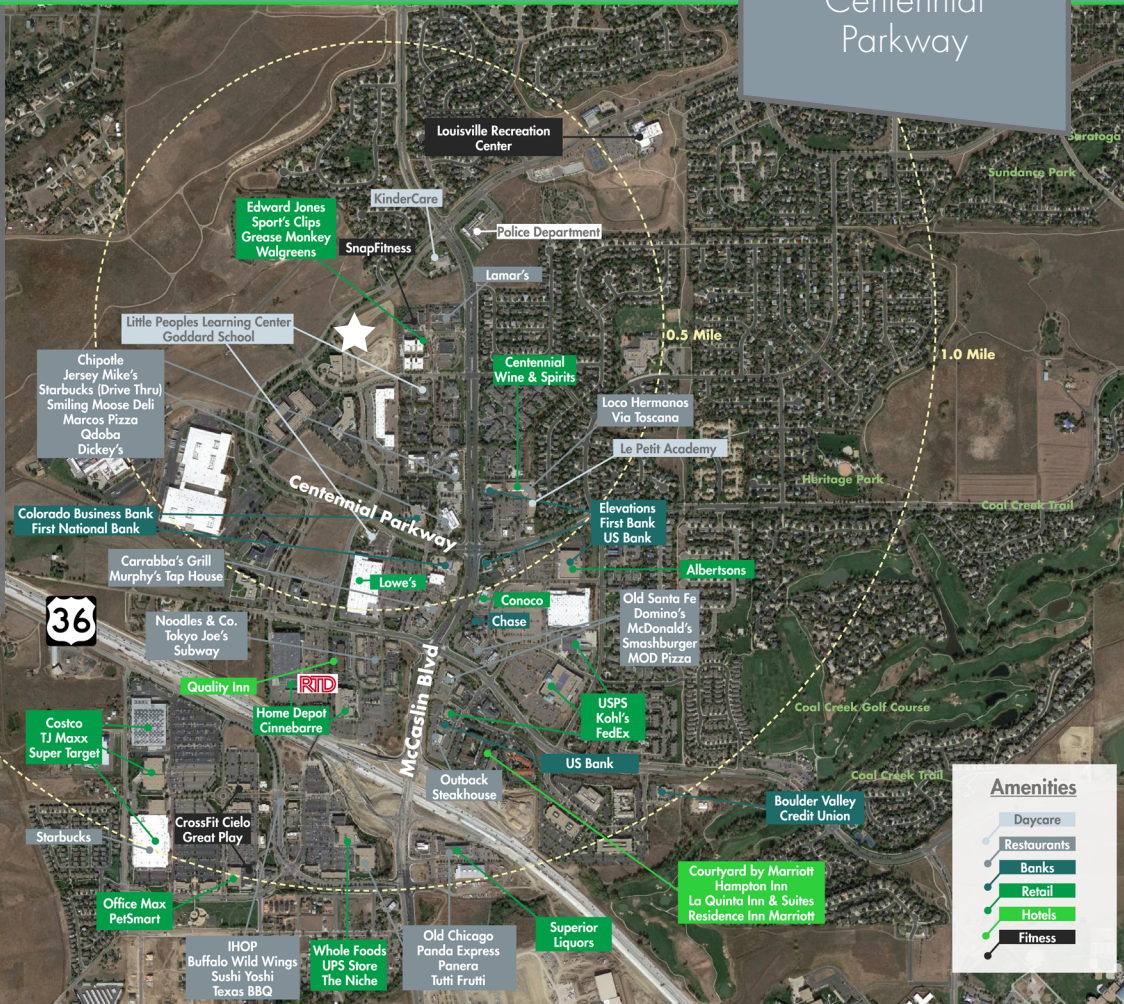
Located 40 Minutes from DIA  
(Denver International Airport)

Direct Access to US 36

Within Walking Distance to  
Restaurants and Shopping Facilities

Located on RTD Route with Access  
to RTD Call-n-Ride Service

Access to Trails



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HIGH IDENTITY CAMPUS LOCATION WITH CENTENNIAL PARKWAY ADDRESS



CITY / COUNTY  
HIGHWAY ACCESS  
AVAILABLE SF  
DELIVERY DATE

Louisville/Boulder  
US 36 via McCaslin Boulevard  
3,000 - 10,000 SF  
AVAILABLE NOW



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**CBRE**

**KOELBEL**  
COMMERCIAL  
CENTENNIAL VALLEY

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This incentive is being offered by the ownership of 168 Centennial to brokers who have a lease signed by year end 2018 for 5,000 SF or larger. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

**CBRE**



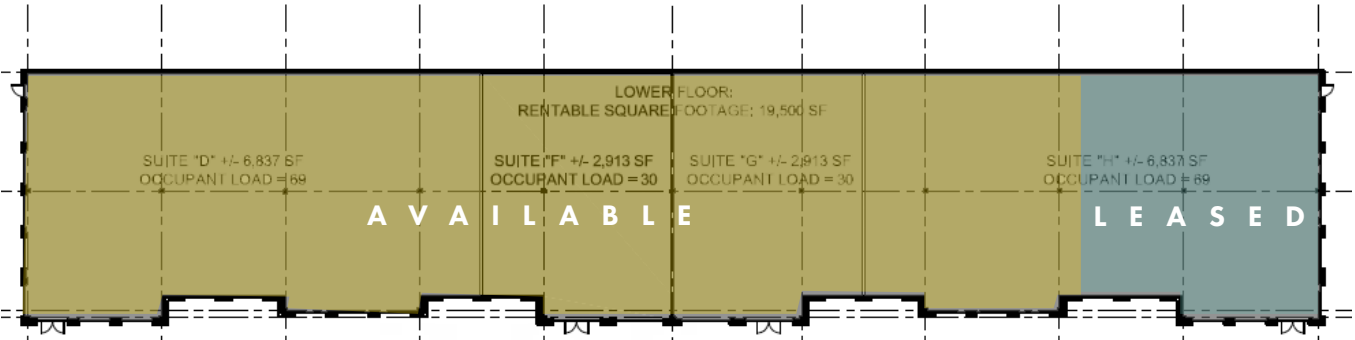


BUILDING AMENITIES

- Comcast available
- Fiber optic providers:  
Centurylink/Level 3 and Zayo
- Flexible floorplans
- Beautifully landscaped
- Office campus setting
- Versatile office space catering to  
a variety of user types
- Discounted membership to  
Louisville Recreation Center

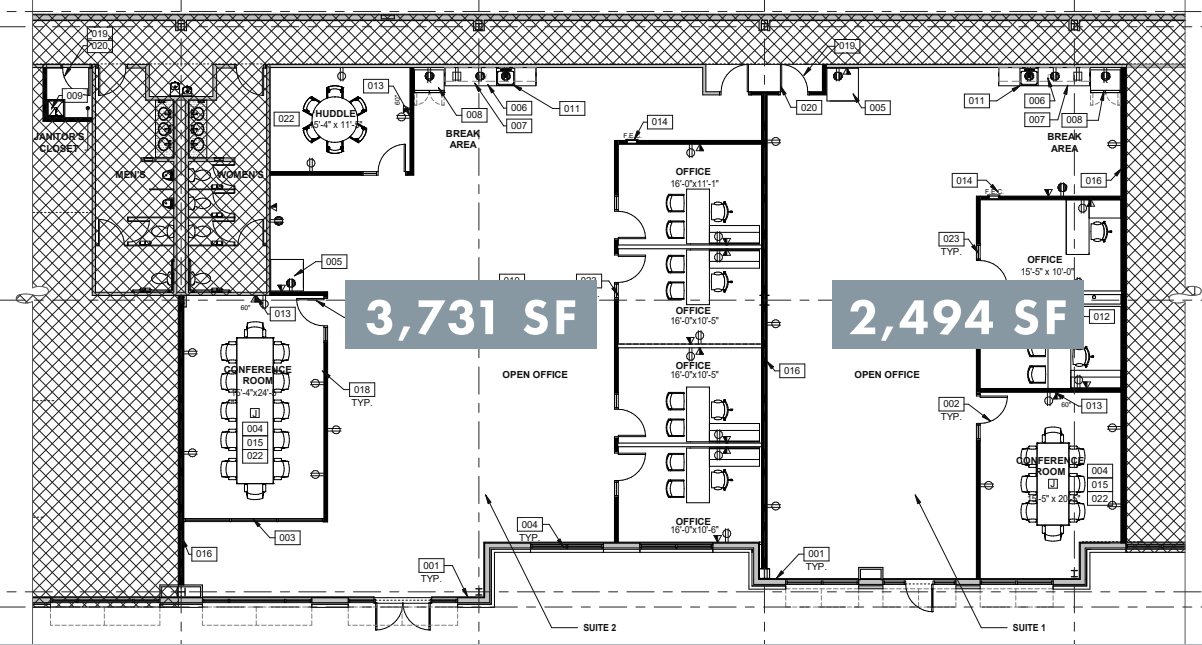


POTENTIAL DEMISING PLAN



SPEC SUITES - AVAILABLE NOW!

MINIMAL COMMON AREA AND  
DEDICATED PRIVATE ENTRANCES



BUILDING  
SIZE

57,700 SF



LOWER  
LEVEL

3,000 - 10,000 SF



OPERATING  
EXPENSES  
\* NET OF JANITORIAL  
& UTILITIES

\$8.25/SF



LEASE  
RATE

\$18.50/RSF NNN



PARKING  
RATIO

4.0/1,000 SF

