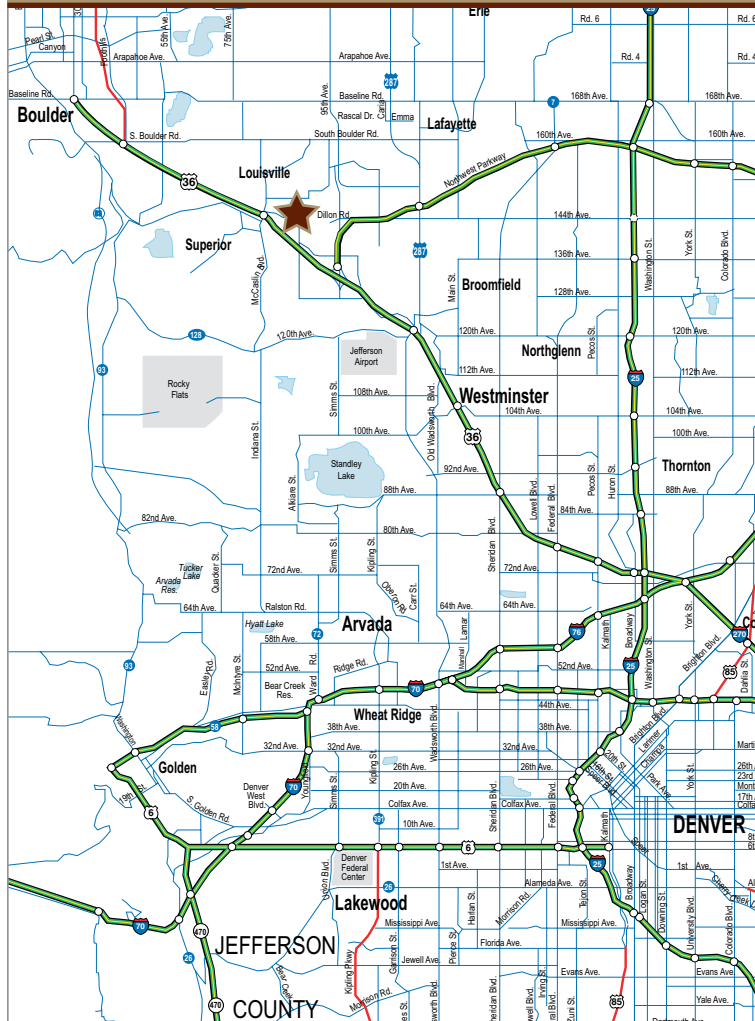


# Corporate Center

at Centennial Valley



363  
Centennial  
Parkway

High identity campus location with Centennial Parkway address

BUILDING 3

363  
Centennial  
Parkway



# Corporate Center

at Centennial Valley

## comments

- Comcast available in building
- Versatile office space catering to a variety of user types
- Located 5 minutes from Boulder, Colorado (University of Colorado)
- Office campus setting
- Fiber optic in the building (Qwest)
- Flexible floorplans
- Beautifully landscaped
- Direct access to US 36
- Within walking distance to numerous restaurants and shopping facilities
- Located on RTD route with access to RTD Call-n-Ride service

<b>City/County:</b>	Louisville/Boulder
<b>Highway Access:</b>	US 36 via McCaslin Blvd.
<b>Building Size:</b>	62,877 RSF
<b>Availability:</b>	Suite 100: 4,947 RSF Suite 110: 1,974 RSF Suite 115: 3,209 RSF Suite 300: 11,300 RSF Suite 320: 4,512 RSF (Suites 300 and 320 can be combined for a total of 15,812 rsf)
<b>Lease Rate:</b>	\$18.50/RSF NNN
<b>Parking:</b>	4.25:1,000
<b>Expenses:</b>	\$10.39/SF (all-in)

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BUILDING 3

**363**

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