

# ELDORADO RIDGE III

10901 W. 120TH AVENUE | BROOMFIELD, COLORADO

## OFFICE SPACE FOR LEASE

Excellent identity and  
visibility from Highway  
128

19 miles to DIA via  
Northwest Parkway

For information, contact:

### David Hart

Senior Vice President

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### Chris Phenicie

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[www.cbre.com/denver](http://www.cbre.com/denver)



### YEAR BUILT

2001

### BUILDING SIZE

110,000 RSF

### SPACE AVAILABLE

6,466 RSF

### PARKING

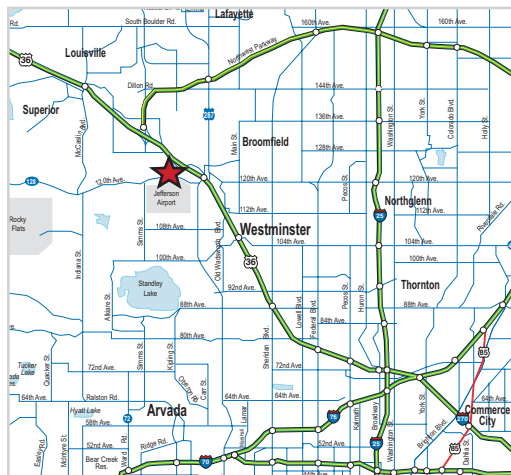
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### TENANT IMPROVEMENTS

Negotiable

### AMENITIES

- ▶ Class "A" Office Space
- ▶ Flexible lease terms
- ▶ 20 minutes from downtown Denver, 15 minutes from downtown Boulder and 35 minutes from DIA
- ▶ Showers and lockers for tenant's use
- ▶ 3 minutes from numerous retail stores and restaurants, Flatiron Crossing Mall, Jefferson County Airport, and the Omni-Interlocken Hotel & Championship Golf Course.



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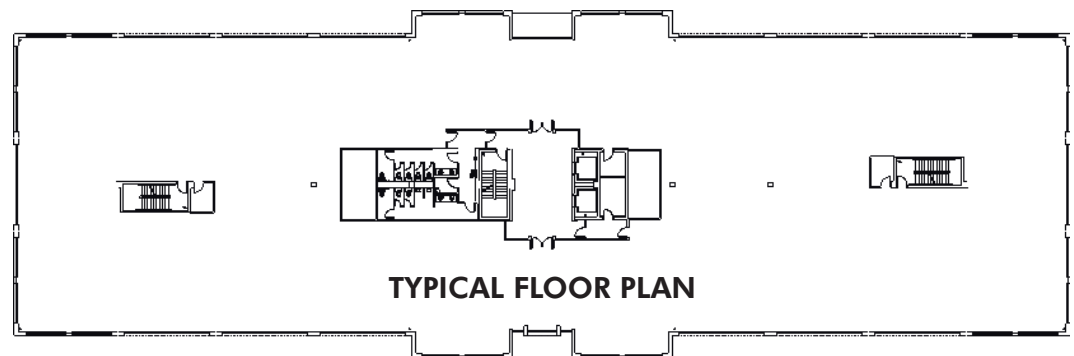
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**VIEW FROM ELDORADO RIDGE III**



**MAIN LOBBY**

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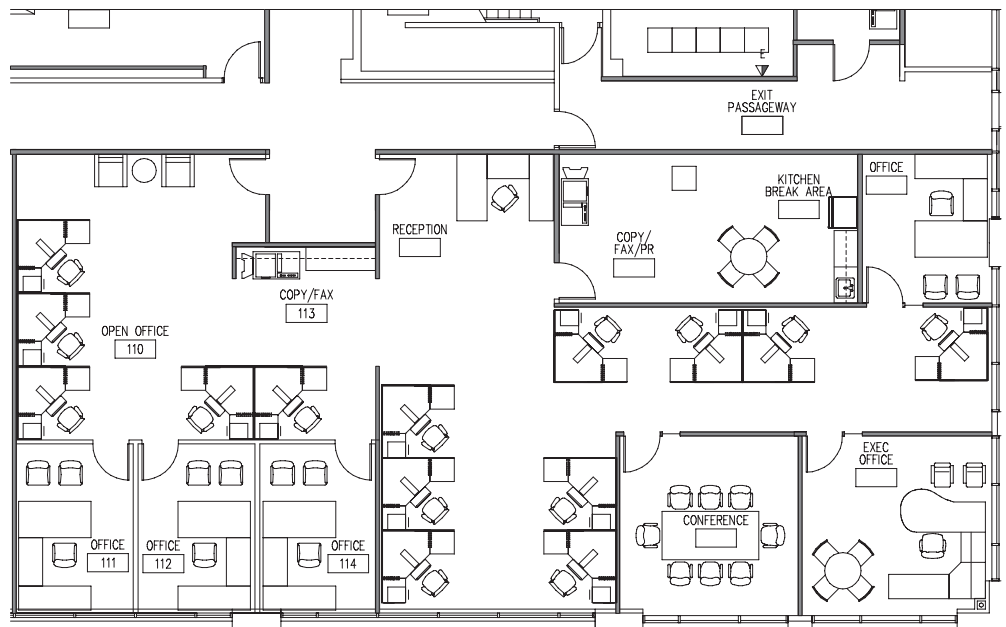
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### Suites 110 & 120

- ▶ 1,292 RSF (Suite 110)
- ▶ 2,305 RSF (Suite 120)
- ▶ Can be combined for 3,597 RSF

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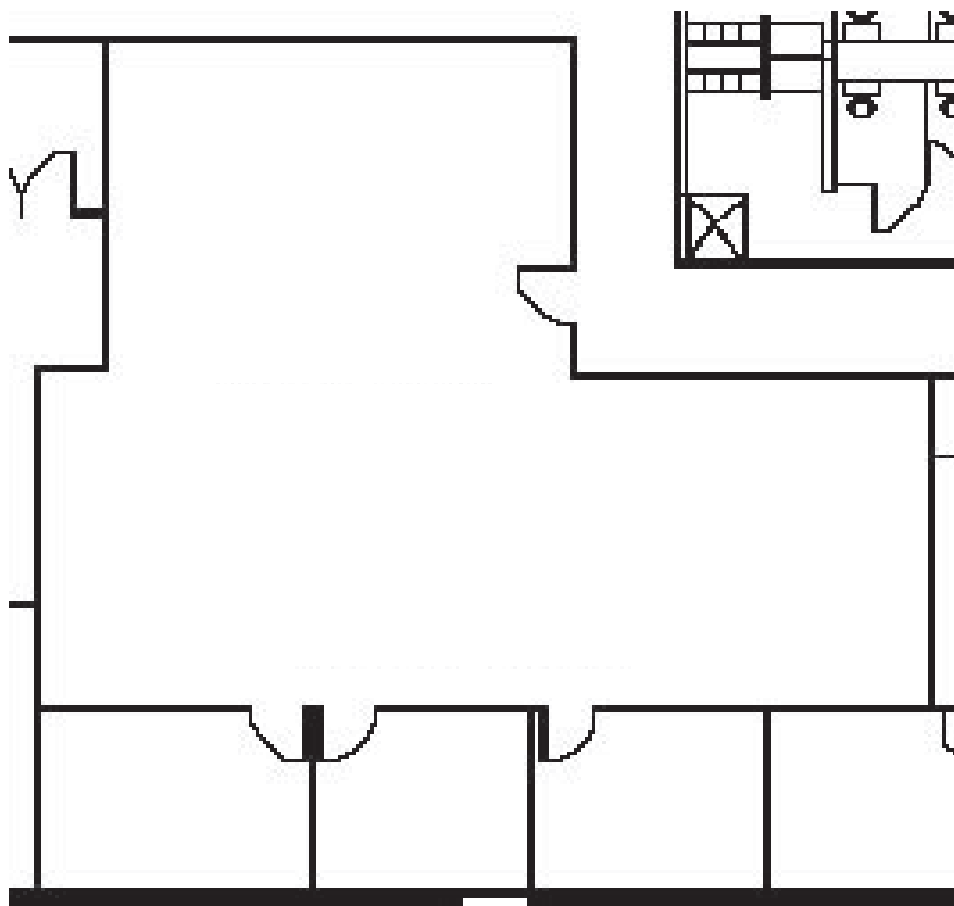
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**Suite 185**

► 1,988 RSF

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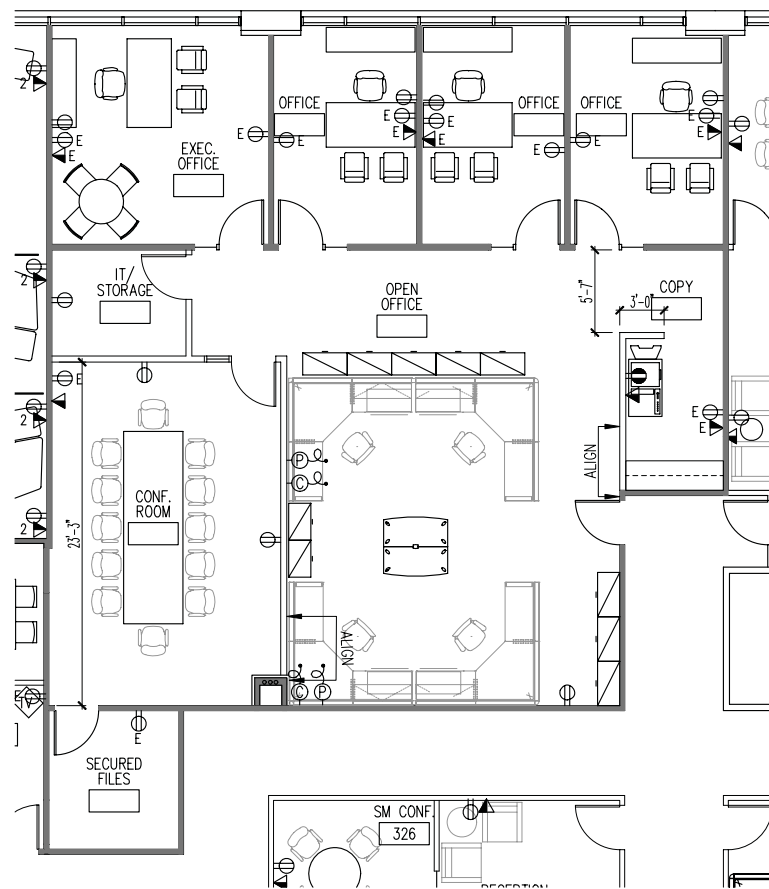
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**Suite 340**

► 2,439 RSF

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