

FOR LEASE | RETAIL/OFFICE

# PLAZA AT HIGHLANDS RANCH

2030 E COUNTY LINE RD, UNIT N  
HIGHLANDS RANCH, CO 80126



**STRATERA**  
COMMERCIAL

STRATERACOMMERCIAL.COM



**\$20/SF NNN**

## PROPERTY OVERVIEW

Retail lease/sublet opportunity at Plaza at Highlands Ranch. Great exposure on University Blvd and C-470. This is a turnkey space formerly occupied by Allstate Insurance. This 1,319 SF space consists of a large open office and reception area, one large private office, a private bathroom and a file/storage room.

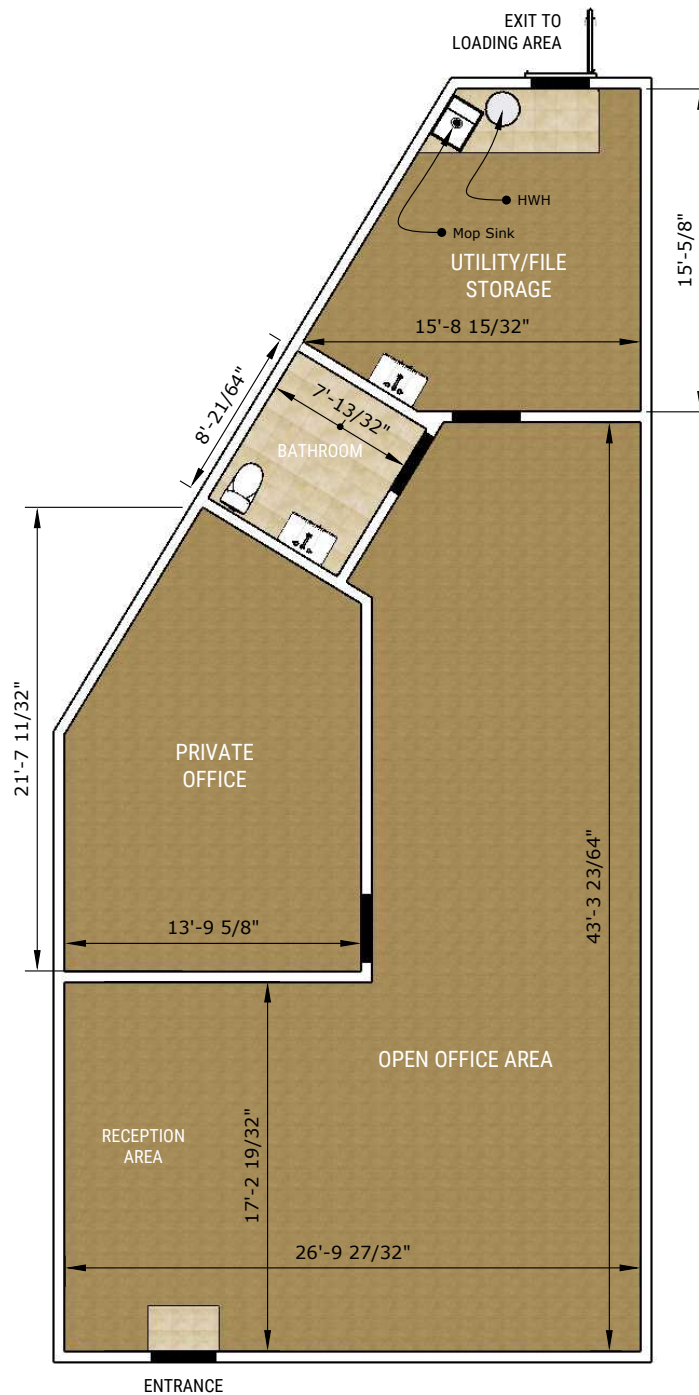
## CONTACTS

Tom Panton  
303.589.3008  
tpanton@straterapartners.com

6909 S HOLLY CIR, #220 | CENTENNIAL | CO | 80112 | [INFO@STRATERAPARTNERS.COM](mailto:INFO@STRATERAPARTNERS.COM) | 720.593.9810

The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is associated with Stratera Partners LLC

## FLOORPLAN



### CONTACTS

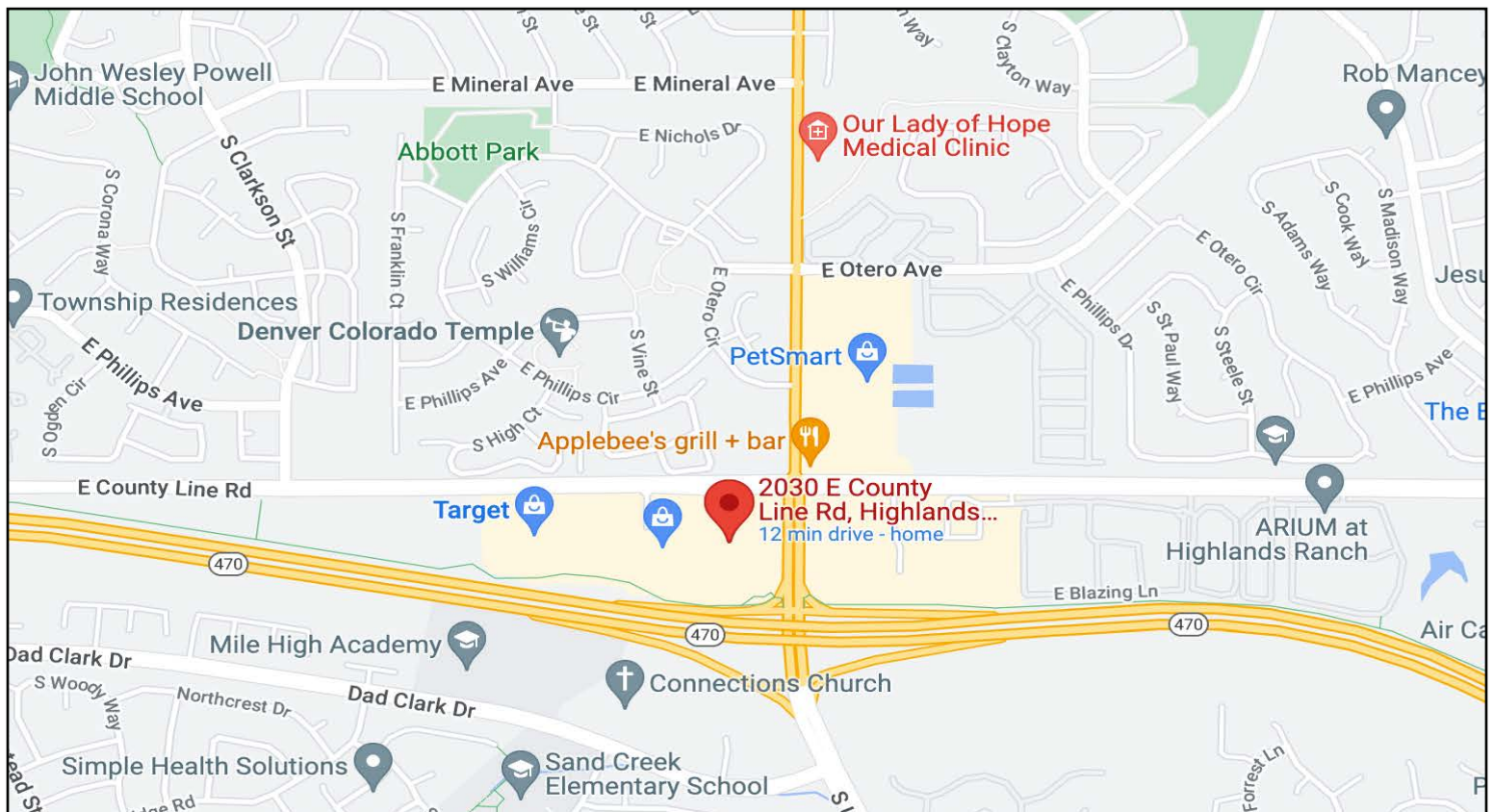
Tom Panton  
303.589.3008  
tpanton@straterapartners.com

# PLAZA AT HIGHLANDS RANCH, UNIT N

## PROPERTY HIGHLIGHTS

Available SF:	1,319 SF
Sublet Term:	Lease expires on Sept. 30, 2025 (a longer term can be negotiated)
Lease Rate (NNN):	\$21.00/SF
NNN Expenses:	\$9.50/SF
Furnished:	Partially furnished...most of the existing furniture can remain with some exceptions
Year Built:	1989
Garage/Dock Doors:	N/A
Signage:	Monument sign; Building mounted sign

## LOCATION



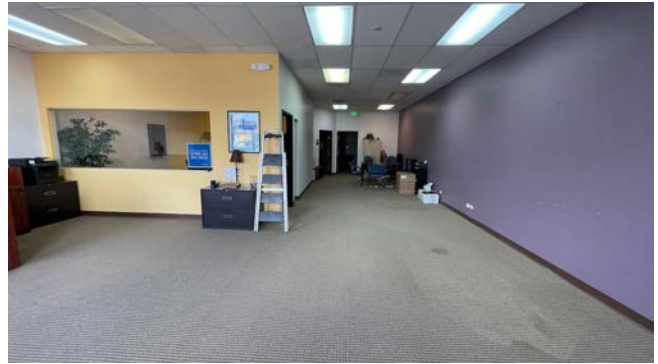
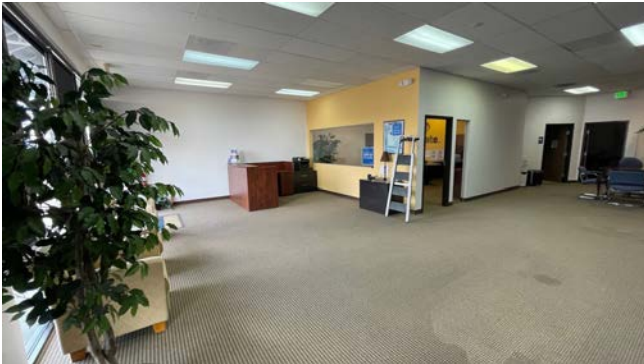
## CONTACTS

Tom Panton  
303.589.3008  
tpanton@straterapartners.com

FOR LEASE | RETAIL/OFFICE

# PLAZA AT HIGHLANDS RANCH, UNIT N

## PHOTOS



## CONTACTS

Tom Panton  
303.589.3008  
tpanton@straterapartners.com

6909 S HOLLY CIR, #220 | CENTENNIAL | CO | 80112 | INFO@STRATERAPARTNERS.COM | 720.593.9810

The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is associated with Stratera Partners LLC

FOR LEASE | RETAIL/OFFICE

# PLAZA AT HIGHLANDS RANCH, UNIT N

## PHOTOS (continued)



### CONTACTS

Tom Panton  
303.589.3008  
tpanton@straterapartners.com

6909 S HOLLY CIR, #220 | CENTENNIAL | CO | 80112 | INFO@STRATERAPARTNERS.COM | 720.593.9810

The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is associated with Stratera Partners LLC