

OFFICE SPACE AVAILABLE FOR SUBLEASE

Brighton Learning Center, 1850 Egbert Street, Brighton, CO

Examples of Tenant Finish build-out; available office spaces are in core and shell condition.



Existing Building Common Corridor



PROPERTY INFORMATION:

- New educational and resource campus, (former Platte Valley Hospital)
- Tenants include pre-school through college-level institutions and Community Reach Center.
- Central Brighton location
- Plentiful surface parking
- Beautifully renovated building with upgraded lobby, common areas and courtyard
- Upgraded HVAC systems
- Qwest fiber available
- Backup generator available
- Building card-key access

FEATURES:

- Office space available immediately:

First Floor:

2,400 RSF - 14,000 RSF
(10,000 RSF contiguous)

Ground Floor:

4,900 RSF

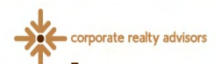
- Core and shell; ready for Tenant Finish build-out
- Rate: \$8.00 - \$15.00/RSF/Year, depending upon Tenant Finish and Term
- NNNs: \$8.50/RSF/Year (2008)
(premises janitorial costs paid separately)
- Term: Negotiable

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