



# Cherry Creek Place II

3190 South Vaughn Way | Aurora, CO 80014



## Leasing Contacts

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Northstar Commercial Partners is a commercial real estate company based in Denver, Colorado. Since its formation in 2000, Northstar acquires and operates attractive real estate opportunities throughout the United States.

[www.northstarcp.com](http://www.northstarcp.com)

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## Building Information

### Building Size:

- > 204,019 RSF, 100% available

### Divisible to:

- > 34,000 RSF

### Floors:

- > Six (6)

### Floorplate:

- > Approximately 34,000 RSF (17,000 RSF per side)

### Rate:

- > Negotiable

### Operating Expenses:

- > 2011 Estimated Operating Expenses \$7.50/SF

### Parking:

- > 4.0:1,000, with the Ability to Increase to 6.0:1,000 (Abundant Covered and Surface)

### Year of Construction:

- > 1981, Renovated in 2008

## Building Features

- > Largest contiguous block available in southeast Denver
- > High image location
- > Outstanding western views
- > Easy access to I-225, I-25 and Parker Road
- > Numerous surrounding amenities including restaurants, fitness center, banking, retail, running and cycling trails
- > Building signage available
- > Certified LEED® Silver
- > 350 KW Generator
- > Flexible and efficient floor plans

## Property Overview

### Building Infrastructure:

- > Four (4) passenger elevators, one (1) freight elevator
- > Loading dock freight elevator is adjacent to truck high loading dock, which will accommodate a full size semi-tractor trailer
- > Fully sprinklered building
- > Outstanding telecommunication and fiber connectivity provided by Qwest
- > Data Center available on the north end of the 6th floor:
  - Approximately 6,000 SF
  - 12" raised floor
  - UPS
  - PDU
  - Four (4) - ten ton Liebert units
- > Cooling Plant:
  - Total cooling is 500 tons
  - Two (2) Trane Centrifugal Chillers at 250 tons each
  - One (1) ton per 400 RSF
  - Two (2) air handling units on each wing (north and south) return air fans
  - Cooling tower exhausts waste heat
  - Some large equipment has variable frequency drives

### Electrical system:

- One (1) on-site transformer
- Main service: 4,000 Amps
- High voltage panels: 480/277 V
- Low voltage panels: 120/208 V
- Cummins emergency generator: 350 KW

### Amenities:

- > Exercise room with showers and lockers
- > Lunch room
- > Training rooms

### LEED® Certified:

- > Cherry Creek Place II has earned LEED® EB Silver Certification with the USGBC (US Green Building Counsel)

### Aurora Economic Incentives:

- > Job training and recruitment
- > State-level grants, financing and tax advantages
- > Local tax waivers and rebates

## Property Location

