

Lease Availability Report

11045 E Lansing Cir - Lansing Point
Englewood, CO 80112 - Meridian Submarket



BUILDING

Type:	Class A Office
Tenancy:	Single
Year Built:	2002
RBA:	94,823 SF
Floors:	3
Typical Floor:	27,667 SF
Core Factor:	13.5%

AVAILABILITY

Min Divisible:	27,667 SF
Max Contig:	83,001 SF
Total Available:	83,001 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	27,667	27,667	83,001	Withheld	Jun 2026	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253, Kristen Randall (303) 312-4220</i> 1st floor is split between open workstations and data center. The open workstations include 91 stations, 11 offices and 3 conference rooms. The data center is approximately 12,000 SF. Specs are available upon request.								
P 2nd	Office	Direct	27,667	27,667	83,001	Withheld	Jun 2026	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253, Kristen Randall (303) 312-4220</i> 2nd floor offers unobstructed mountain and golf course views. The very efficient rectangle floorplate is configured with approximately 17 offices and approximately 163 workstations, training room, breakroom and 2 conference rooms.								
P 3rd	Office	Direct	27,667	27,667	83,001	Withheld	Jun 2026	Negotiable
<i>Cushman & Wakefield - Douglas Wulf (303) 312-4218, Dan Miller (303) 312-4272, Andrew McCabe (303) 312-4253, Kristen Randall (303) 312-4220</i> 3rd floor offers unobstructed mountain and golf course views. The very efficient rectangle floorplate is configured with approximately 25 offices and approximately 145 workstations, breakroom and 7 conference rooms.								

SALE

Last Sale: Sold on Apr 28, 2017 for \$17,460,000 (\$184.13/SF)

AMENITIES

Signage

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TRANSPORTATION

Parking:	306 Surface Spaces are available; Covered Spaces @ \$75.00/mo; Ratio of 3.73/1,000 SF
Airport:	46 minute drive to Denver International Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Catholic Health Initiatives	82,999 SF
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BUILDING NOTES

Lansing Point is situated in the Meridian International Business Center and has large, efficient floor plates, great mountain views, as well as basement storage. The property is adjacent to the Jack Nicklaus Signature Golf Course and close to over 1,000 high-end partment units, Hilton Garden Inn and Restaurant, 24-Hour Fitness, Guaranty Bank, Knowlidge Beginnings Day Care, Great Beginnings Cafe, Durango's Bakery & Cafe, Planet Sub, Village Dry Cleaners, Texaco, Quizno's, and Hacienda Colorado Restaurant. Located at Meridian Boulevard and Lansing Circle, the property offers excellent access from E-470, Lincoln Avenue, South Peoria Street, and I-25.