



FOR SUBLEASE

Wells Fargo Center at Highlands Ranch

Suite 210 | 66 W. Springer Drive | Highlands Ranch, Colorado 80129



Open Reception & Suite Interior



Glass-Walled Conference Room

RENTABLE AREA

1,458 SF

2nd Floor · Suite 210

SUBLEASE RATE

\$23.00/SF

Full Service

ANNUAL SAVINGS

\$4.50/SF

vs. Building Asking Rate

LEASE EXPIRATION

Sept 2029

Early Term: Apr 2028

AVAILABILITY

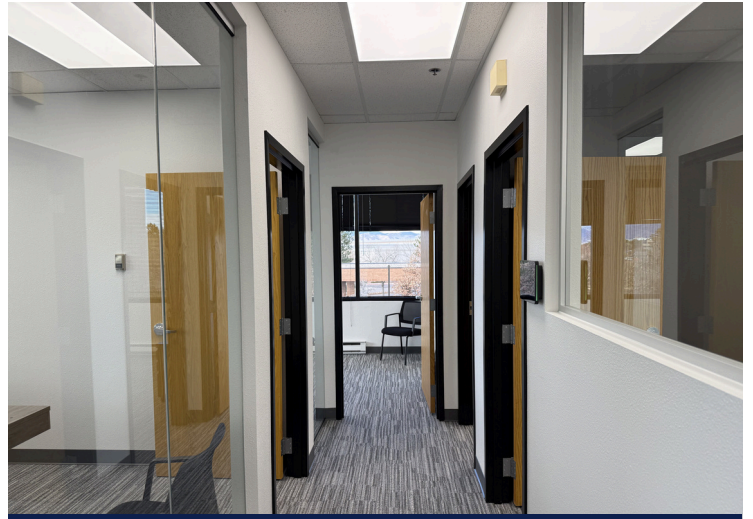
Immediate

As-Is Condition

Property Overview



Executive Corner Office



Modern Design



LEASE DETAILS

Address 66 W. Springer Drive

Suite / Floor 210 | 2nd Floor

Rentable Area 1,458 SF

Sublease Rate \$23.00 / SF / Year

Lease Type Full Service

Escalation \$0.50 / SF Per Year

Availability Immediate

Master Lease Exp. September 2029

Early Termination April 2028

Condition As-Is (Furnished Available)

Parking 140 Surface · Free · 3.75/1,000 SF

Suite Features & Amenities



Large Office



Kitchenette



Private Office



Private Office

SUITE CONFIGURATION

- ◆ Reception area
- ◆ Glass-walled private offices
- ◆ Conference room — built-in TV
- ◆ Kitchenette — refrigerator, sink & cabinets
- ◆ High-quality carpet & modern finishes
- ◆ Mountain views from multiple offices
- ◆ 24-hour card key access
- ◆ Furniture available — move-in ready

BUILDING & LOCATION

- ◆ Full service - **REDUCED RATE**
- ◆ Private entrance
- ◆ 140 surface parking spaces — free to tenants
- ◆ Class B professional office building
- ◆ Internet
- ◆ Banking on-site • 2 passenger elevators
- ◆ Easy C-470 / I-25 interchange access
- ◆ Highlands Ranch premier professional submarket

\$4.50/SF Below Asking

Sublease at \$23.00/SF vs. building asking rate of \$27.00/SF.

\$2.00/SF/YR Co-Op Broker Fee

Move-In Ready

Professionally improved suite. Furniture available. Occupy immediately.

RATE	TYPE	SIZE	ESCALATION	TERM EXPIRES	EARLY TERM
\$23.00 / SF / Year	Full Service	1,458 SF	\$0.50 / SF / Year	September 2029	April 2028

Location & Neighborhood



Aerial View — 66 W. Springer Drive, Highlands Ranch, CO | Wells Fargo Center

