

The

Meridian

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BUILD TO SUIT
OPPORTUNITIES
IN MERIDIAN

MERIDIAN

MERIDIAN

CBRE

Shea Properties

WHY A BUILD TO SUIT

Focus on the flexibility of a single-user building with an emphasis on employee health, wellness and safety.

Each BTS opportunity can be tailored to fit the needs of a user such as:



Building size and number of stories



HVAC Specs (hours of operation ,filtration standards, % of fresh air, etc.)



Property management and cleaning specs



Easy access to internal stairs



Touchless access points & restrooms



Larger lobby for employee health screening



Energy & Wellness Certifications



Parking can be surface, executive covered or 100% structured



Visibility on a major thoroughfare with building and/or monument signage



Wide open column-free efficient floor plans



Outside spaces can be 1st floor outdoor gathering and seating areas, private patios on the upper floors and/or rooftop patios

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9200 Meridian
Up to 100,000 SF

Maroon IV
Up to 150,000 SF

Maroon VI
Up to 120,000 SF



9200 Meridian

Up to 100,000 SF



3.71 acre site



Flexible Parking Options



Visible to I-25



Walkable to Lincoln Light Rail Station



Walking distance to nearby hotels



Adjacent to Meridian Golf Course



Building & Monument Signage



Maroon IV

Up to 150,000 SF



5.85 acre site



Flexible Parking Options



**Building & Monument
Signage**



**Year-round Outdoor
Workable Space**



**Meridian Golf Course &
Mountain Views**



Maroon VI

Up to 120,000 SF



4.43 acre site



Building &
Monument
Signage



Flexible Parking
Options



Great Signage
Visibility to
Meridian Blvd.



Meridian Golf
Course &
Mountain Views



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About Shea Properties



The Shea conglomerate of businesses had its humble beginnings in 1881 with a small, family plumbing company in Portland, Oregon.



They have expanded into adjacent arenas including the renowned infrastructure developer J.F. Shea Construction and Shea Properties—a portfolio of approximately seven million sq. ft. of commercial space and more than 10,000 apartment units.



Following a merger in 2006, the Shea portfolio added the prominent business parks of Denver Tech Center and the Meridian Business Center.



Shea Properties is an established name in Colorado. Known for its influential development and management expertise, the firm is a leading developer for projects of any scale.



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Why Meridian



Easy Access to E-470, I-25 and C-470



Lincoln Light Rail Station



High-Visibility Sites



Multi-modal connectivity—scooter share stations, bike and running paths, light rail and bus service



Dedicated RTD shuttle loop takes tenants to Meridian light rail station and additional public transit stations



Meridian's Private Golf Club



Mountain Views



Streamlined development process which includes approvals without public hearings and comprehensive architectural review



Convenient controlled business park



[Visit Shea Meridian Website](#)

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Nearby Neighbors & Amenities

Park Meadows Mall

Centennial Airport

9200 Meridian

JACOBS

Maroon IV

AMERICAN FAMILY
INSURANCE



E470

ttec

snc SIERRA
NEVADA
CORPORATION

Meridian
GOLF CLUB

ZYNEX
MEDICAL

KEYSIGHT
TECHNOLOGIES

dish



BURNS
MEDONNELL

KAISER PERMANENTE

Maroon VI

HITACHI



..... Walking Path

The

Meridian

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