



Enhancing property values and creating quality of life through recreation, community events and leadership

Promenade Center – Sign Criteria

All signage for the Promenade Center must also comply with the Highlands Ranch Sign Criteria. The Highlands Ranch Architectural Review Committee (the “Committee”) reserves the right to deny any signage. The Promenade Center management must approve the signage prior to the Committee’s approval. Contact information for the Promenade Center is as follows:

Matt Soussa
McKinley Freeway Center II, Inc.
6892 South Yosemite Ct., Suite 2-105
Centennial, CO 80112
Office: (303) 694-7111
Email: mmsoussa@yahoo.com

Specific to the Promenade Center, here is the sign criteria in addition to the Highlands Ranch Sign Criteria. When submitting for sign approval, please include the tenant’s leasehold square footage.

Anchor Tenants = 20,000 or more square feet of leasehold area:

1. All signs must comply with the ½ the letter height of space rule and the 70% rule from the Highlands Ranch Sign Criteria.
2. No sign shall exceed a stack height over one and one-half the height of the allowed letter height (including a 4 inch space between lines) and limited to two lines of stack.
3. 42” maximum letter height is allowed with 46” maximum logo height.
4. The total sign area (letter & logo) may not exceed 150 square feet per building face.

Major Tenants = 5,000 to 20,000 square feet of leasehold area:

1. All signs must comply with the ½ the letter height of space rule and the 70% rule from the Highlands Ranch Sign Criteria.
2. No sign shall exceed a stack height over one and one-half the height of the allowed letter height (including a 4 inch space between lines) and limited to two lines of stack.
3. 30” maximum letter height is allowed with 34” maximum logo height.
4. The total sign area (letter & logo) may not exceed 100 square feet per building face.

In-Line Tenants = Less than 5,000 square feet of leasehold area:

1. All signs must comply with the $\frac{1}{2}$ the letter height of space rule and the 70% rule from the Highlands Ranch Sign Criteria.
2. No sign shall exceed a stack height over one and one-half the height of the allowed letter height (including a 4 inch space between lines) and limited to two lines of stack.
3. 24" maximum letter height is allowed with 28" maximum logo height.
4. The total sign area (letter & logo) may not exceed 1 square foot per linear foot of tenant's sign band area.

NOTE: All signage in the Promenade Center is required to have copper returns and trim caps per the landlord's criteria. Please contact Matt Soussa for the color specifications.

All sign criteria are a guideline and the Highlands Ranch Architectural Review Committee reserves the right to change any sign criteria as they deem necessary for the overall aesthetics of the center or protection of the structure(s). If you have any questions, please do not hesitate to contact the Commercial Coordinator, Community Improvement Services Department at 303.471.8821.