

I-225 PLAZA

WAREHOUSE/OFFICE FOR LEASE



1690

S. ABILENE ST.
UNIT 110

AURORA, CO 80012



AVAILABILITY INFORMATION

AVAILABLE:	Immediately
SIZE:	6,033 SF
OFFICE:	1,863 SF
DROP CEILING:	3,302 SF (Will Demo)
BASE RENT:	\$9.75/SF NNN
2022 CAM:	\$4.39/SF
MONTHLY RENT:	\$7,108.88
DRIVE-IN DOORS:	Three (3)
CLEAR HEIGHT:	+/- 13'

HIGHLIGHTS

- I-225 Plaza offers excellent visibility from I-225
- Individual signage available and use of the monument sign
- Close proximity to Fitzsimons
- Office/showroom/retail uses
- Fully sprinklered
- Excellent access to I-225 at Iliff and Mississippi
- HVAC throughout
- Many nearby amenities
- Well stabilized ownership ready to make deals

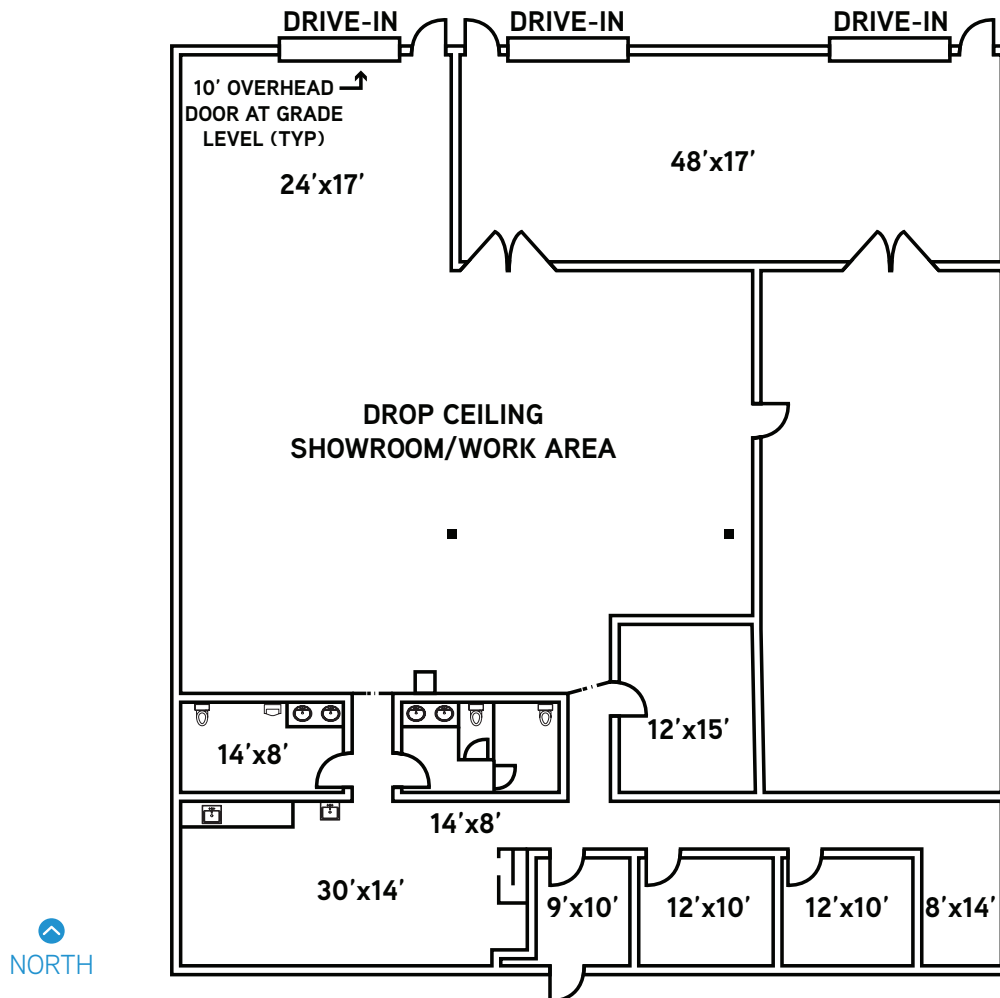


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SITE PLAN



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BROKER DISCLOSURE

