

FOR LEASE Medical/Retail/Flex Offices



UTAH PARK

BUSINESS CENTER

MEDICAL & BUSINESS CENTER



WORK WELL®

1300 S. Potomac St. | Suite 124

Aurora, CO 80012

SUITE INFORMATION

Square Footage	3,357 SF	2026 Est. Op Ex	\$7.38/SF NNN
Office/Medical	100%	Lease Rate	Negotiable
Availability	Immediately	Sprinkler	Yes
Parking:	2.4:1,000 SF	Year Built/Renov.	1983/2015

HIGHLIGHTS



Power
Upgraded
Electrical (TBV)



Three miles from
Anschutz Medical
Campus



Four building medical/
office/ flex campus
adjacent to Medical
Center of Aurora



Monument and
building signage
available



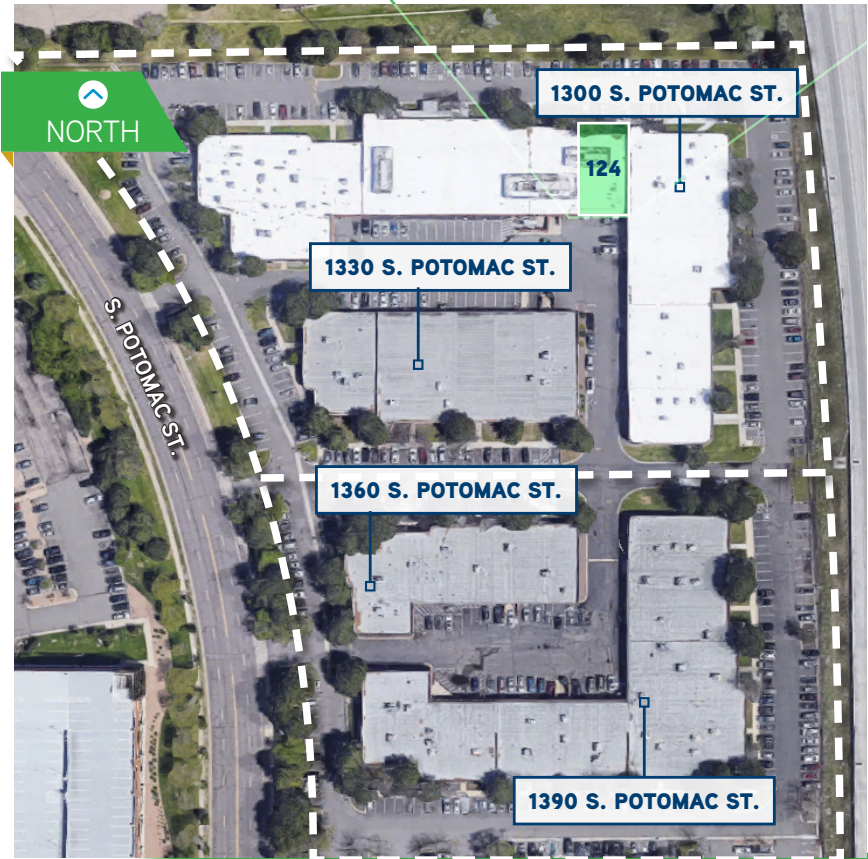
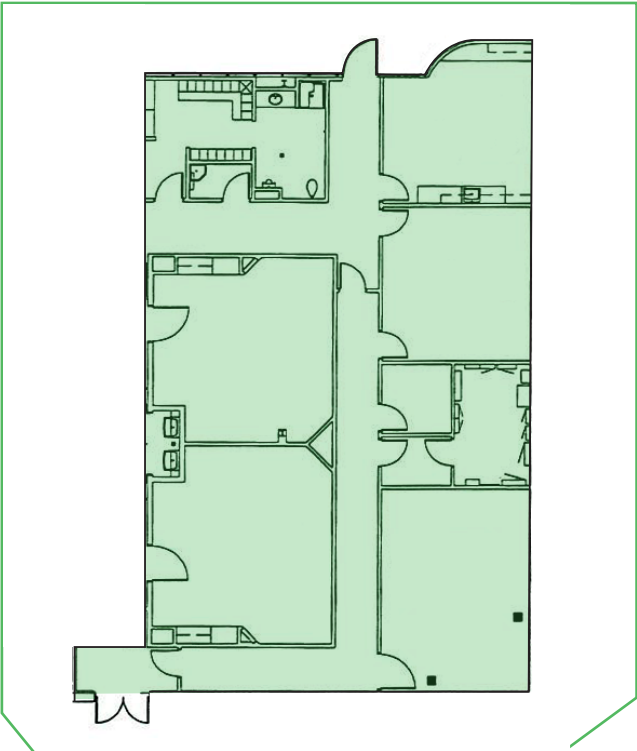
Easy access from I-225
& Mississippi

T.J. SMITH, SIOR
303 283 4576
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MATT KEYERLEBER
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SUITE DETAILS

Office / Warehouse				
BLDG.	SUITE	SIZE	COMMENTS	LEASE RATE
1300	124	3,357 SF	100% Office/Medical	Negotiable



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