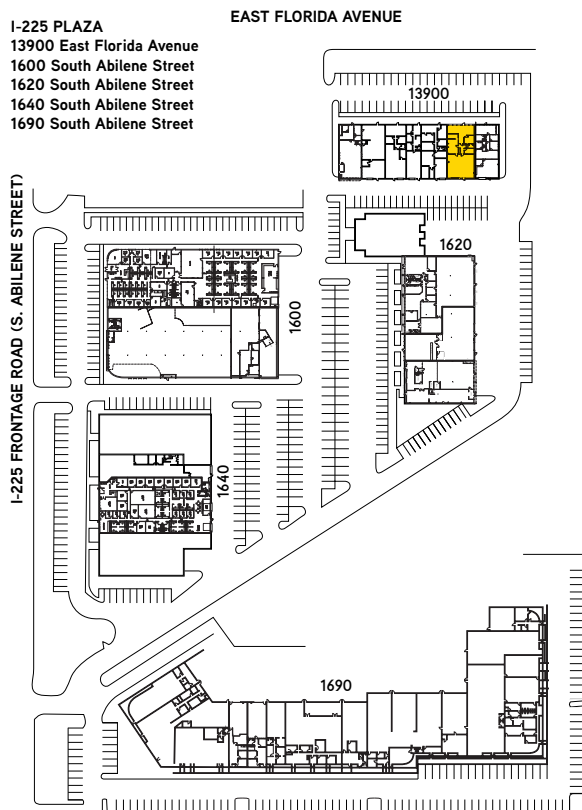


Food Prep Area With Floor Drains

I-225 Plaza

13900 E. FLORIDA, UNIT F

AURORA, CO 80012



Building Information

Available:	June 1, 2022
Available Size:	2,785 SF
Office:	1,498 SF
Base Rent:	\$11.00/SF NNN
2022 Est. CAM:	\$4.39/SF
Monthly Rent:	\$3,572
Drive-In Doors:	One (1)
Clear Height:	12'
Power:	3-Phase (To be Verified by Electrician)

Building Features

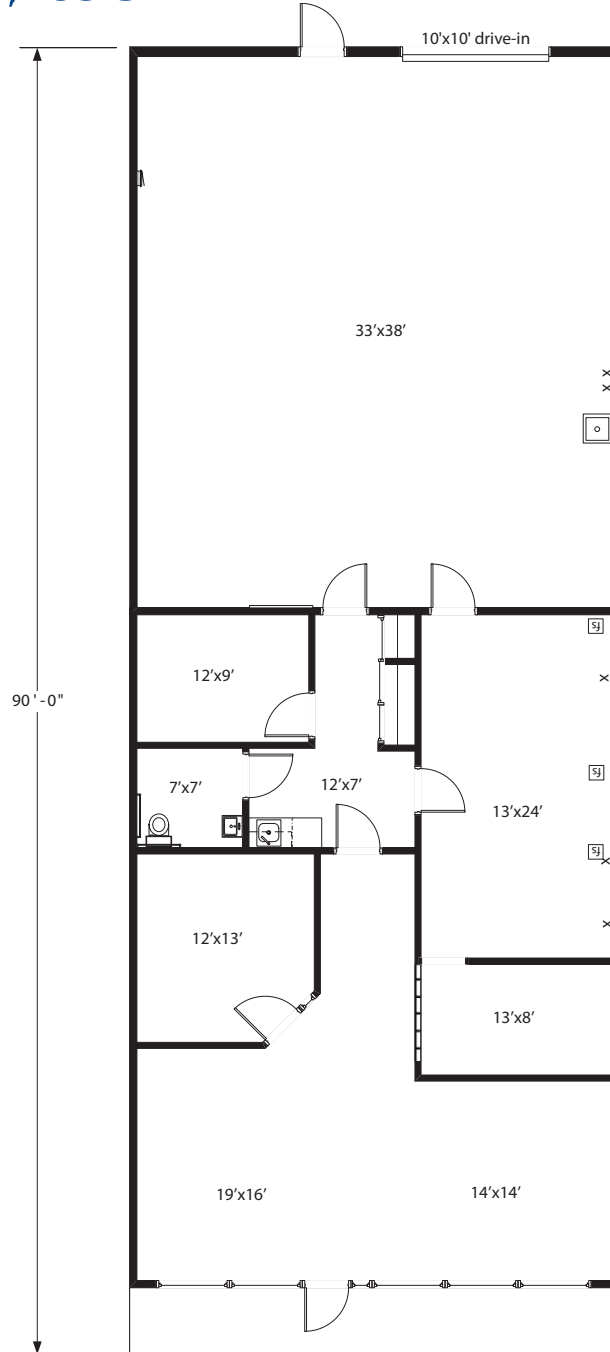
- Near new light rail stop
- I-225 Plaza offers excellent visibility from I-225
- Signage available and use of the monument sign
- Close proximity to Fitzsimons
- Office/showroom/retail uses
- Fully sprinklered
- Excellent access to I-225 at Iliff and Mississippi
- Many nearby amenities

I-225 Plaza

13900 E. Florida, Unit F
Aurora, CO 80012



2,785 SF



Cody Sheesley
303 309 3520
cody.sheesley@colliers.com

T.J. Smith, SIOR
tj.smith@colliers.com
Direct: +1 303 283 4576



4643 South Ulster Street
Suite 1000
Denver, CO 80237