

SABLE

TECHNOLOGY CENTER

452-562 SABLE BLVD

AURORA, CO 80011

FOR LEASE



SUITE C
14,499 SF
INDUSTRIAL

SUITE 150
7,633 SF
TURN-KEY OFFICE



| Colliers |





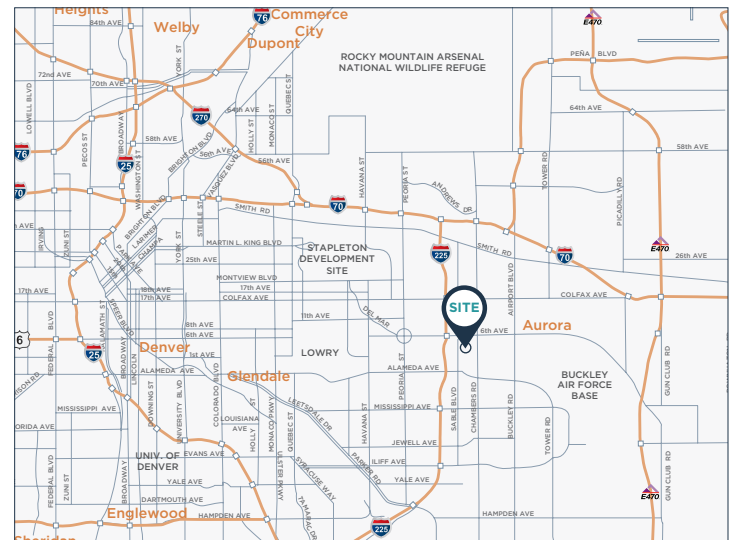
SUITE C



SUITE 150

BUILDING INFORMATION

City/County	Aurora/Arapahoe
Zoning	RB1
Year Built	1998
Available	Immediately



452 SABLE, SUITE C

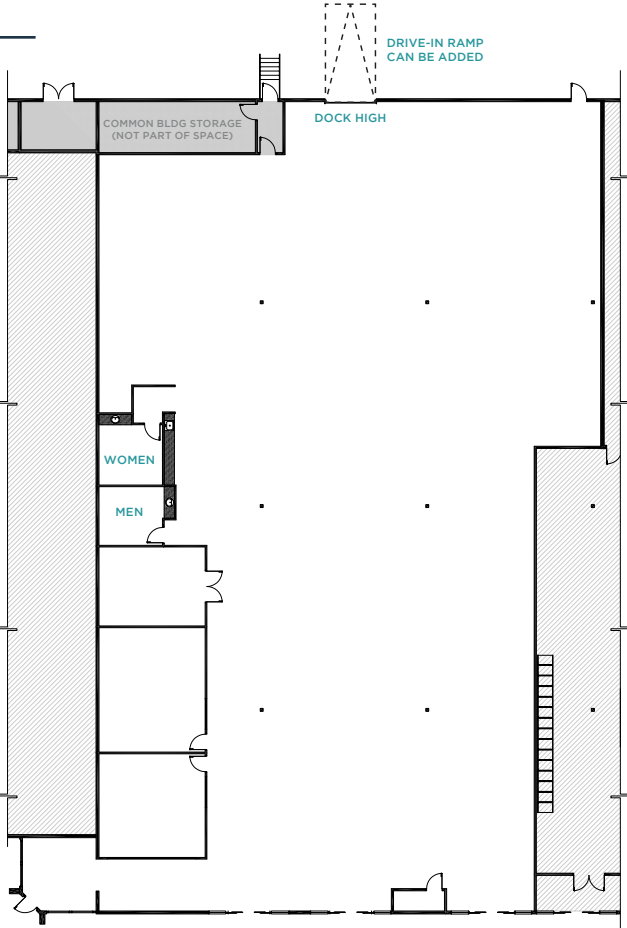
Unit Size	14,499 SF
Lease Rate	\$7.95/SF NNN
Est. Op. Exp.	\$4.53/SF
Clear Height	21'
Office Finish	3 private offices, 2 restrooms, kitchenette (can be expanded)
Loading	Dock High (can be converted to drive-in ramp)
Sprinklered	General Duty

562 SABLE, SUITE 150

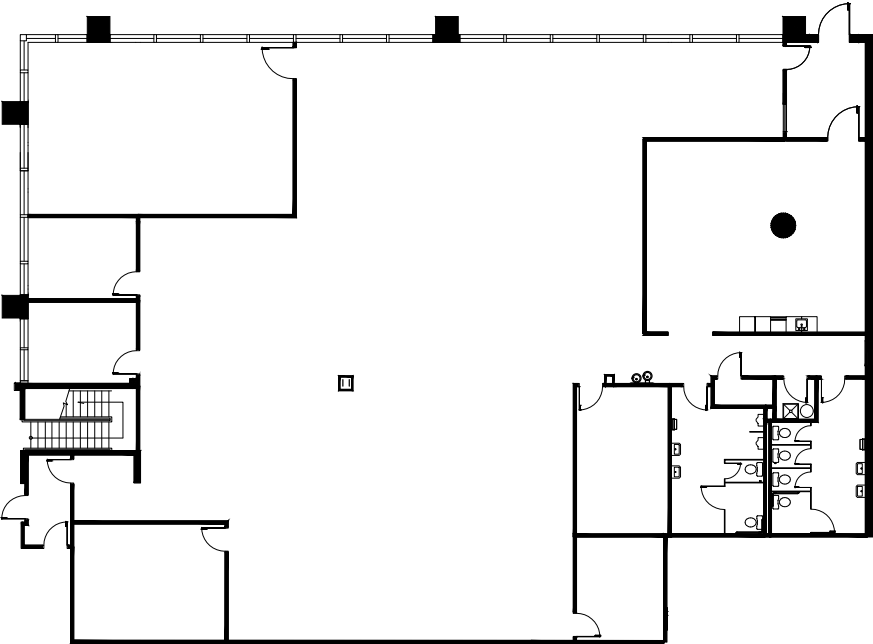
Unit Size	7,633 SF
Lease Rate	\$12.50/SF NNN
Est. Op. Exp.	\$6.94/SF
Space Description	Newly Finished Turn-Key office space with large open bullpen, 4 private offices, large break room, and well appointed restrooms. Ownership would consider adding more private offices.

FLOOR PLAN

SUITE C



SUITE 150



LOCATION



NICK RICE
+1 720 833 4620
nick.rice@colliers.com

MATT KEYERLEBER
+1 303 309 3522
matt.keyerleber@colliers.com

T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

SCOTT DALE
Scottsdale Properties, Inc.
+1 303 717 7778
scott@sdaledproperties.com

Colliers

4643 S. Ulster St. | Suite 1000 | Denver, CO 80237
+1 303 745 5800 | FAX +1 303 745 5888
www.colliers.com/en/united-states/cities/denver



AMACON
LIVE WELL | WORK WELL

This document has been prepared by Colliers International for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.