

MEDICAL OFFICE / LAB SPACE AVAILABLE

2953 S Peoria St, Aurora, CO 80014



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AVAILABLE SUITES

Suite 210: **4,209± Sq.Ft.**
 2 private offices, conference room,
 and open lab space with heavy power.

Suite 260: **5,771± Sq.Ft.**
 Bright space with south facing
 windows, updated conference room,
 a mix of office & dry lab space, and a
 large breakroom.

PROPERTY SUMMARY

This recently renovated office building is located in a great SE Aurora location. The building features an updated lobby, updated units, and abundant free parking. A responsive landlord also offers TI incentives. Great for medical and traditional office users.

This building is within walking distance of the RTD 9-Mile Light Rail & Bus Station. Proximity to Parker Rd. & I-225 assures easy access, with numerous retail and restaurant amenities nearby. Locally owned and operated.

\$13.00/SF*

Full Service Gross

(*Starting rate for a 5-yr. term)

Fuller Real Estate
 (303) 534-4822

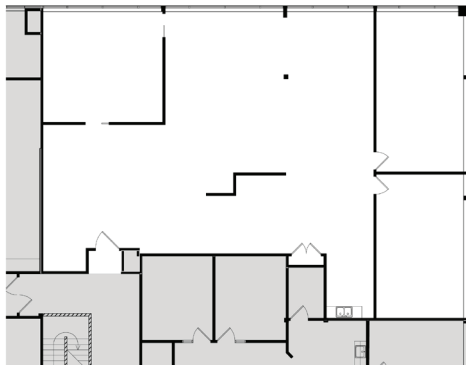
**Brokerage Disclosure
 to Buyer**

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Suite 210:



Suite 210
4,209 RSF

Suite 260:

Suite 260
5,771 RSF

