LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

## **MEDICAL OFFICE / LAB SPACE AVAILABLE**



www.FullerRE.com

2953 S Peoria St, Aurora, CO 80014



## **AVAILABLE SUITES**

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

5,771<sup>±</sup> Sq.Ft. Suite 260: 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 amenties nearby. Locally owned and operated.

## \$13.00/SF\* **Full Service Gross**

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

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**Brokerage Disclosure** to **Buyer** 

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Suite 260:

Suite 210:







Suite 210 4,209 RSF Suite 260 5,771 RSF







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