

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

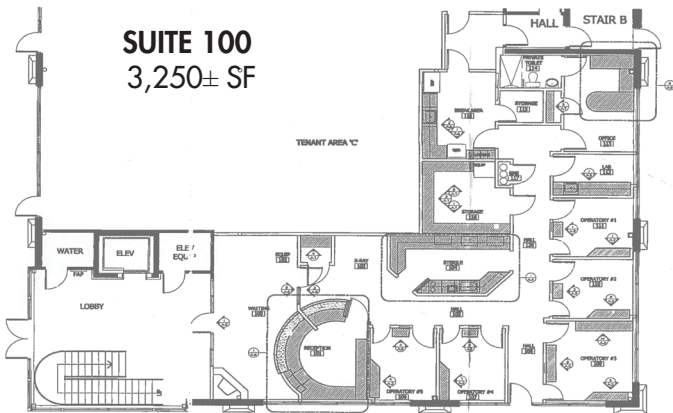
MEDICAL OFFICE SPACE FOR SUBLEASE

25521 E. Smoky Hill Rd., Aurora, Colorado 80016



www.FullerRE.com

Five-year terms considered



Suite 100

Size:	3,250± SF
For Lease:	\$23.00/SF NNN
CAM fees:	\$11.40/SF
Parking Ratio:	3.2:1,000, plus cross-easements
YOC:	2009
Zoning:	Aurora MU-C
Medical Finish:	Currently Configured for Oral Surgery

Current Lease Term ends March 2031

This high quality medical office building offers medical/dental finishes, high ceilings, proximity to retail amenities, and easy access to Smoky Hill Rd., Arapahoe Rd. and E-470. First floor access with lobby identity.

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