

Smoky Hill Office For Lease

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



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For Lease: \$23.00/SF NNN

BUILDING OVERVIEW

Building SF:	22,537± SF
Lot Size:	42,689± SF
YOC:	2009
Parking Ratio:	3.2:1,000
Zoning:	Aurora MU-C

November 1st Occupancy

SUITE 120 OVERVIEW

This quality 1,501± SF general office suite is located along busy Smoky Hill and Arapahoe Roads offers general office finish with a complete remodel done in 2021. Storefront finish with direct access to the curb and parking lot is ideal for office or retail uses. This suite has four parking spaces. Easy highway access to E-470 with many nearby retail amenities. Walking distance to King Soopers, Taco Bell, McDonalds, Subway, and 3 Margaritas

Size: 1,501± SF

Lease Rate: \$23.00/SF NNN
Est. NNN's: \$11.40/SF/YR

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Tenant**

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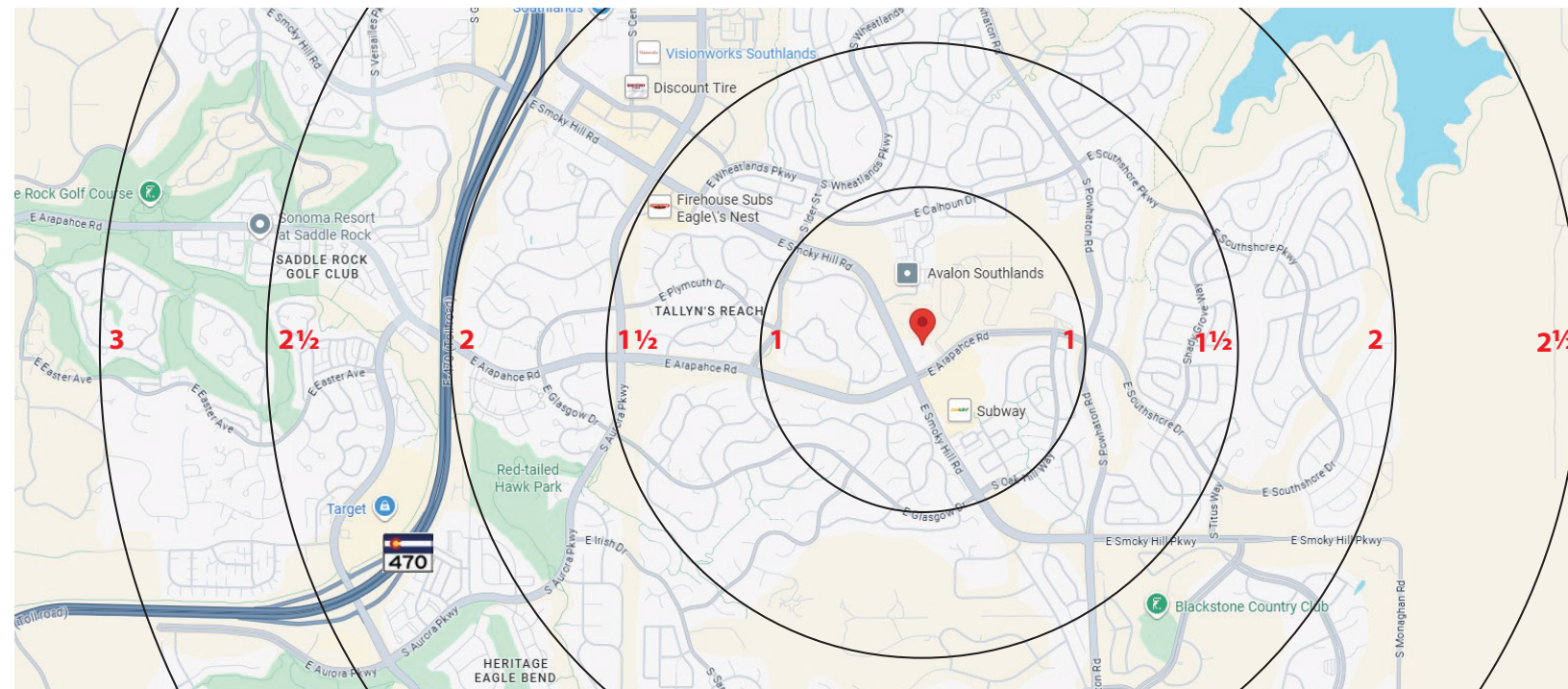
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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