

Southeast Commons Business Center

14446 E Evans Ave, Aurora, CO 80014



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For Sale or For Lease

PROPERTY INFORMATION

Building SF:	5,811 ± SF
Lot Size:	0.14 Acres
YOC:	1984
Parking:	12 Spaces - 2/1,000 SF
Electrical:	New
HVAC:	New
Roof:	EPDM 60 mil.

PROPERTY NARRATIVE

This stand alone building is 5,811 SF in size, built in 1984, and presently being used by a law firm. It offers great access to I-225. The business park is well maintained and supports a very professional image. The property currently has a reception, 16 offices, break room, conference room, and open area that is presently set up with office cubicles. There are 12 parking spots and plenty of street parking available, along with new electrical, new HVAC, and the roof is EPDM 60 mil.

For Sale:
For Lease:

\$1,200,000
\$14.00/SF NNN

Fuller Real Estate
(303) 534-4822
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**Brokerage Disclosure
to Buyer**

**Brokerage Disclosure
to Tenant**

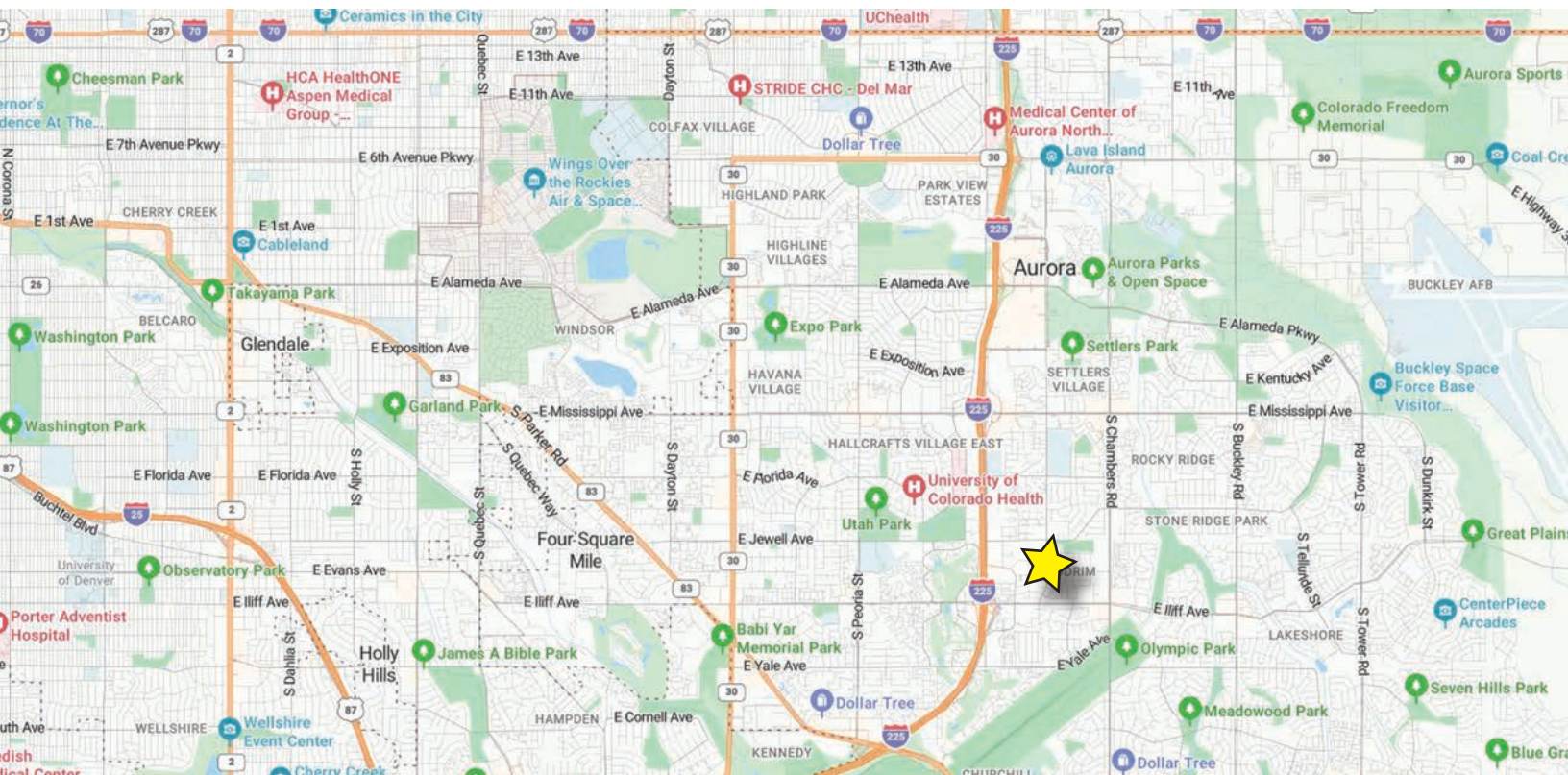
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	20,886	178,778	405,549
 Households	8,850	71,235	159,542
 Median HH Income	\$62,524	\$67,284	\$68,768
 Median Age	38.90	37.20	37.00
 Traffic	9,920 vpd - Sable Blvd @ E Asbury Ave		

Source: CoStar



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.