

FOR LEASE Medical/Retail/Flex Offices

UTAH PARK BUSINESS CENTER

MEDICAL & BUSINESS CENTER



WORK WELL®

1330 S. Potomac St. | Suite 100

Aurora, CO 80012

SUITE INFORMATION

Size	4,167 SF	2024 Est. Op Ex	\$6.63/SF NNN
Office	60%	Power	To be verified
Loading	1 Drive-In, 1 Dock High	Lease Rate	Negotiable
Parking	2.4:1,000 SF	Year Built/Renov.	1983/2015

HIGHLIGHTS



All suites are metered separately



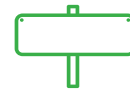
200 yards to Florida Light Rail Station



Three miles from Anschutz Medical Campus



Four building medical/ office/ flex campus adjacent to Medical Center of Aurora



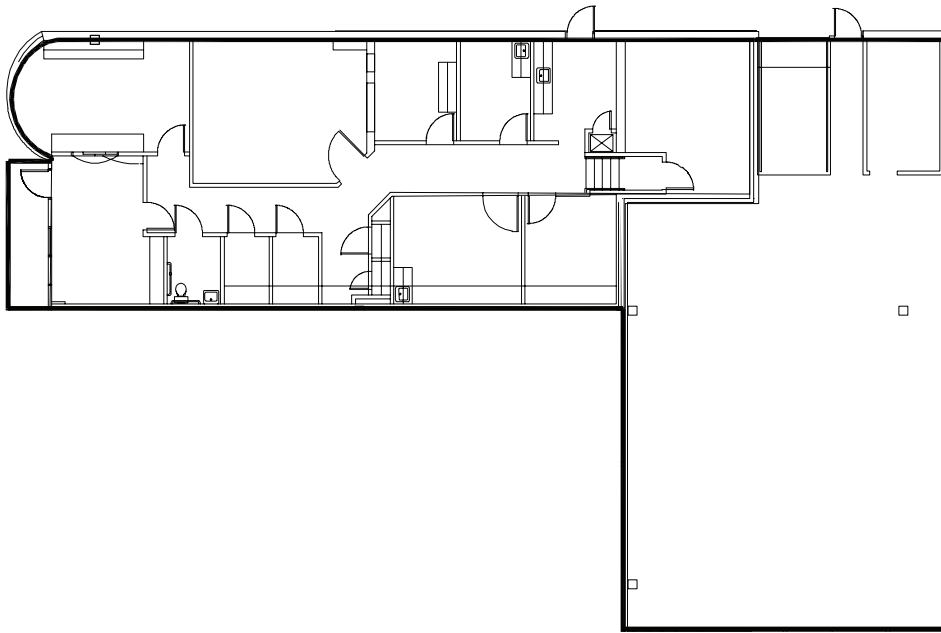
Monument and building signage available



Easy access from I-225 & Mississippi

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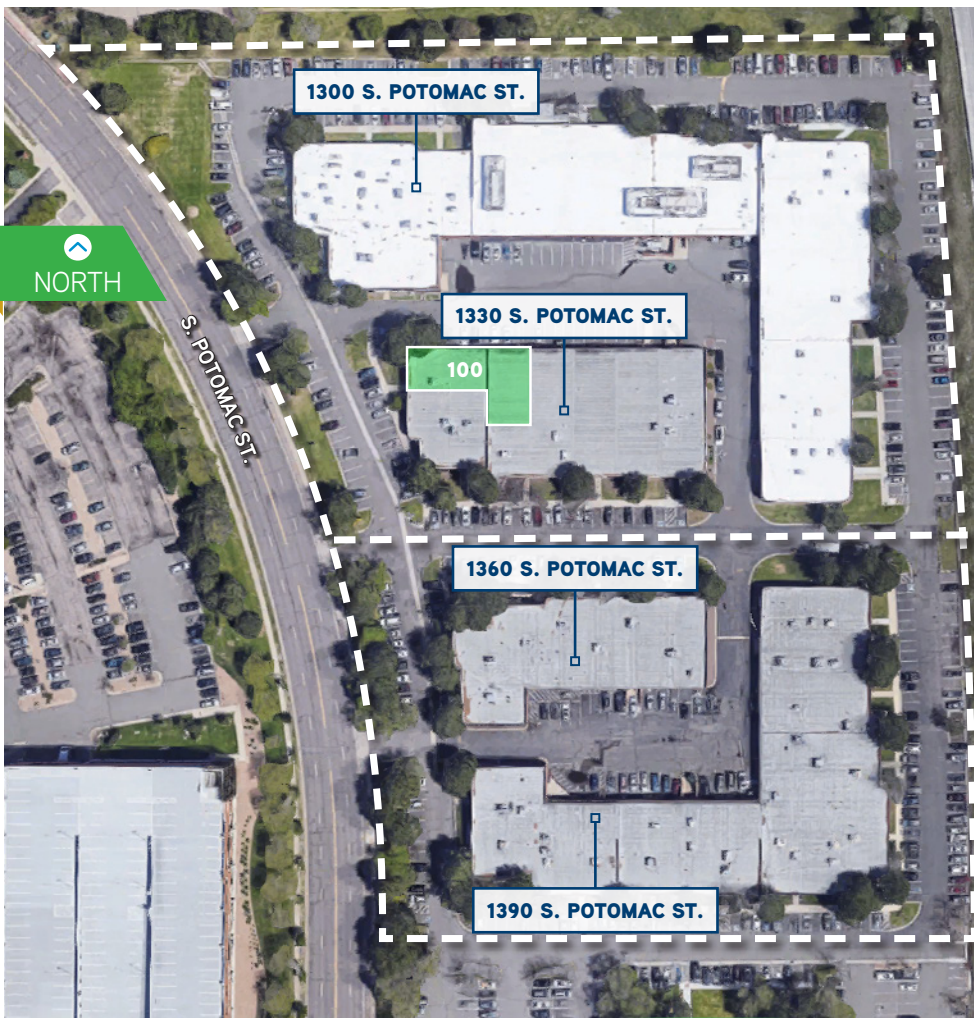
MATT KEYERLEBER
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SUITE DETAILS

Office / Warehouse

BLDG.	1330
SUITE	100
AVAILABLE	June 1, 2024
SIZE	4,167 SF
LOADING	1 Drive-In 1 Dock High
COMMENTS	60% Office
LEASE RATE	Negotiable



AMACON
LIVE WELL. | WORK WELL.



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BROKERAGE
DISCLOSURE

