FOR LEASE Medical/Retail/Flex Offices



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





are 200 yards to parately Florida Light Rail Station

Three miles from Anschutz Medical Campus



Four building

medical/ office/ flex

campus adjacent to

Medical Center of Aurora

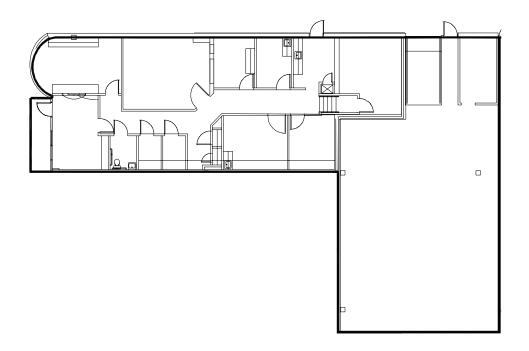


Monument and building signage available



Easy access from I-225 & Mississippi

T.J. SMITH, SIOR 303 283 4576 tj.smith@colliers.com MATT KEYERLEBER 303 309 3522 matt.keyerleber@colliers.com



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		







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