

FOR LEASE Medical/Retail/Flex Offices



UTAH PARK BUSINESS CENTER

MEDICAL & BUSINESS CENTER



WORK WELL®

1330 S. Potomac St. | Suite 108

Aurora, CO 80012

SUITE INFORMATION*

Available	7,729 SF	2024 Est. Op Ex	\$6.63/SF NNN
Office	40%	Power	To be verified
Loading	2 Docks	Lease Rate	Negotiable
Parking	2.40/1,000 SF	Year Built/Renov.	1983/2015

***UP TO 8 RESERVED SPACES INCLUDED WITH THIS SUITE!!**

HIGHLIGHTS



All suites are metered separately



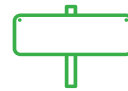
200 yards to Florida Light Rail Station



Three miles from Anschutz Medical Campus



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



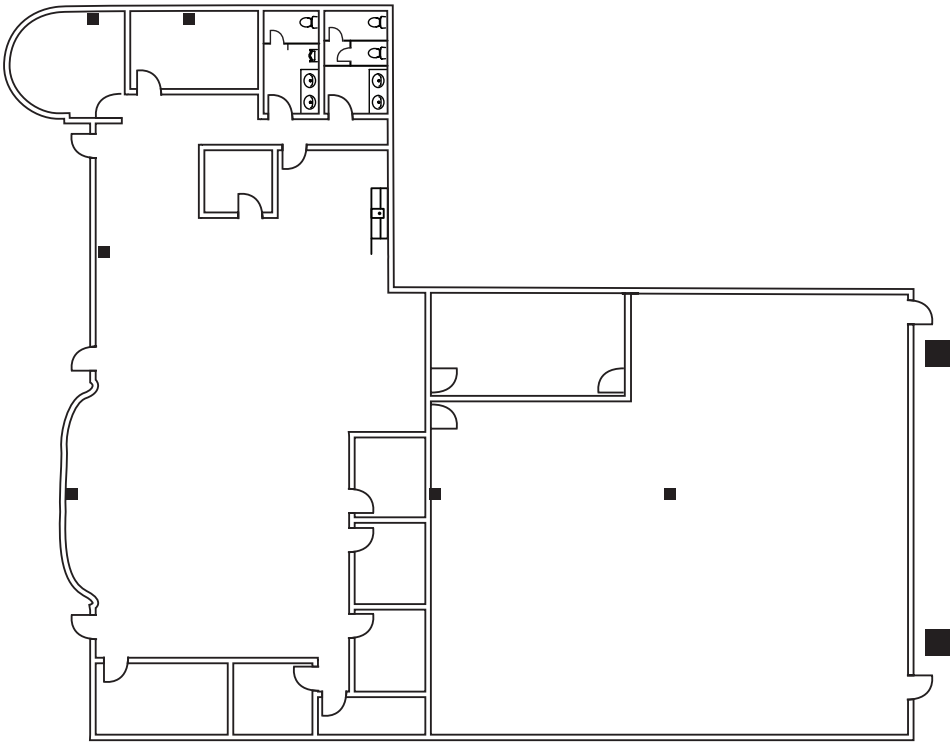
Monument and building signage available



Easy access from I-225 & Mississippi

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

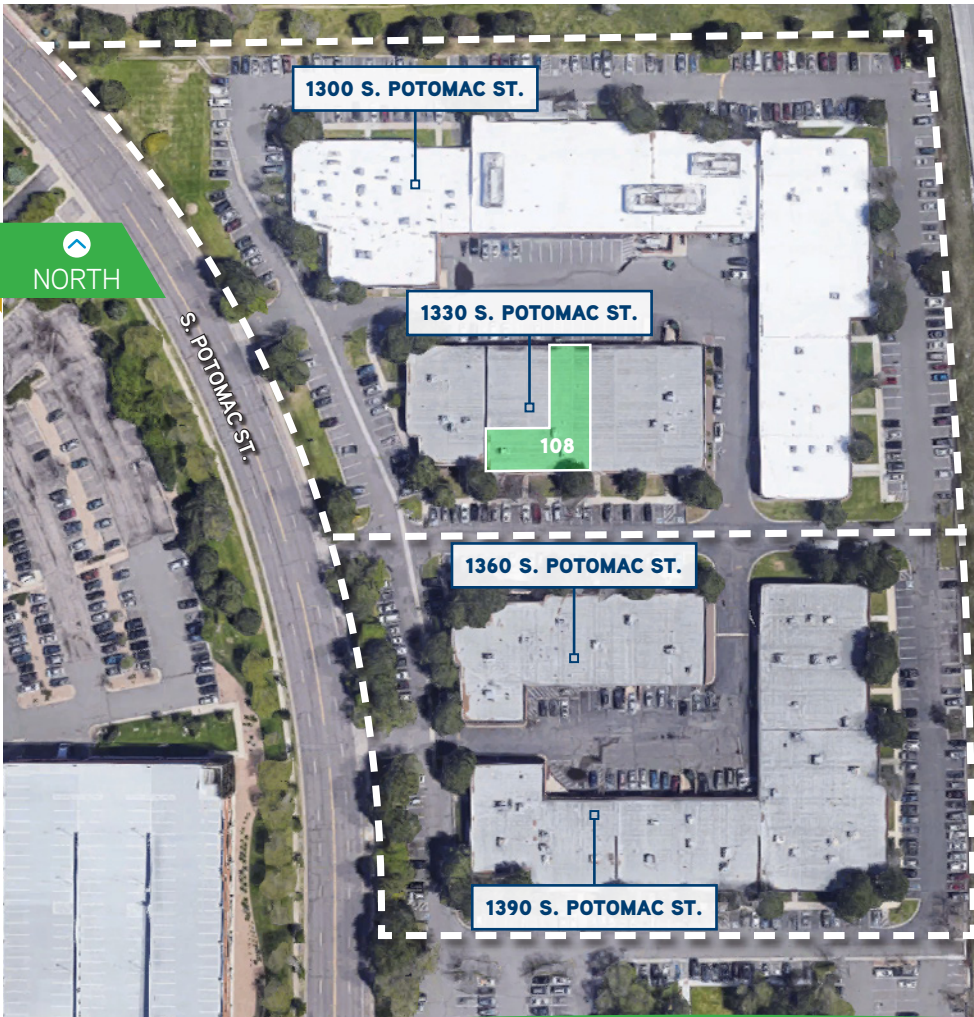
MATT KEYERLEBER
303 309 3522
matt.keyerleber@colliers.com



SUITE DETAILS

Office / Warehouse

BLDG.	1330
SUITE	108
SIZE	7,729 SF
LOADING	2 Docks
COMMENTS	40% Office
LEASE RATE	Negotiable



COLLIERS
 4643 S. Ulster Street
 Suite 1000
 Denver, CO 80237
 +1 303 745 5800
 FAX +1 303 745 5888

BROKERAGE
 DISCLOSURE

