

FOR LEASE Medical/Retail/Flex Offices

UTAH PARK BUSINESS CENTER

MEDICAL & BUSINESS CENTER



WORK WELL®

1390 S. Potomac St. | Suite 128

Aurora, CO 80012

SUITE INFORMATION

Available	Immediately	2024 Est. Op Ex	\$6.63/SF
Use	Flex/Warehouse/Office	Power	TBV
Loading	Drive-In	Lease Rate	Negotiable
Parking	2.4:1,000 unreserved	Year Built/Renov.	1983/2015

HIGHLIGHTS



All suites are metered separately



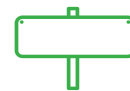
200 yards to Florida Light Rail Station



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

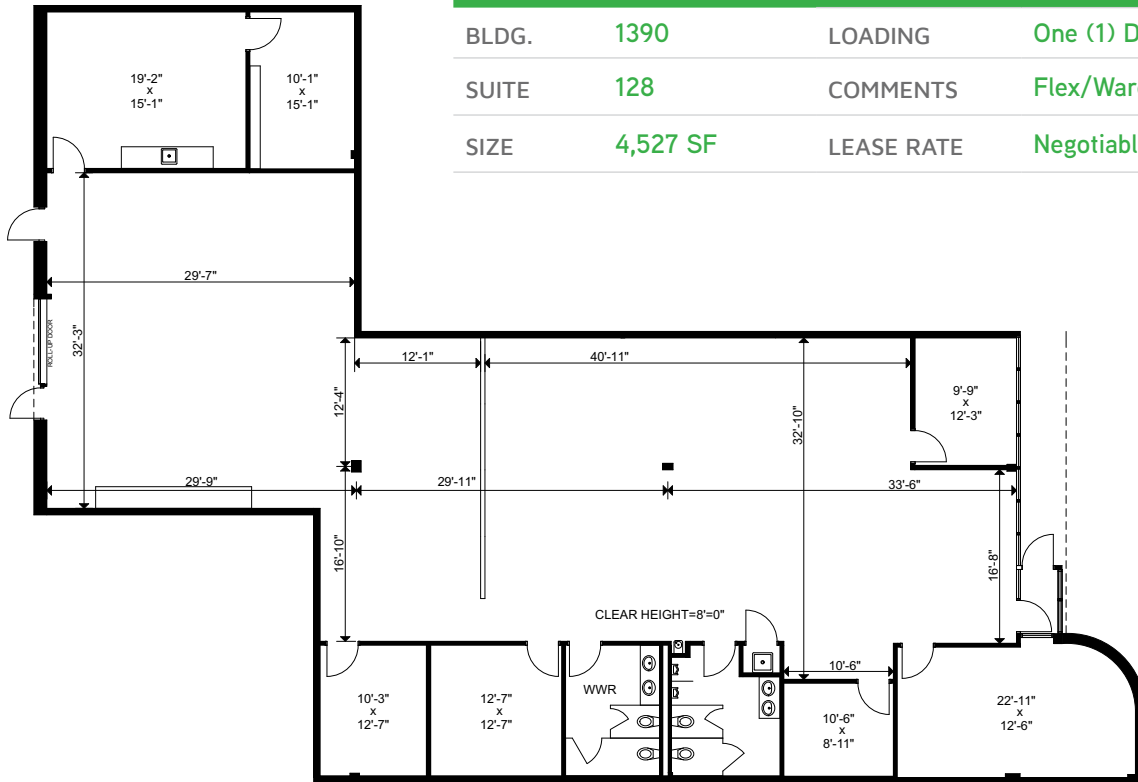
T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

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

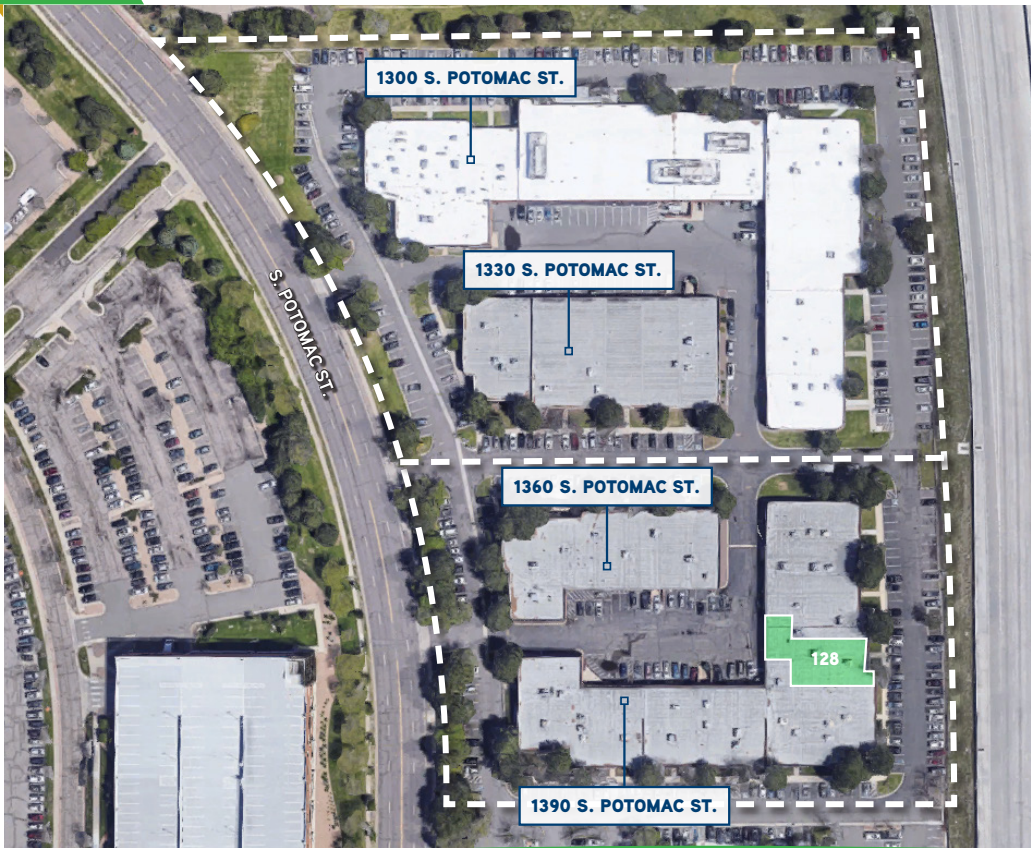
SUITE DETAILS

Office / Warehouse

BLDG.	1390	LOADING	One (1) Drive-In Door
SUITE	128	COMMENTS	Flex/Warehouse/Office
SIZE	4,527 SF	LEASE RATE	Negotiable



NORTH



AMACON

LIVE WELL | WORK WELL



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

BROKERAGE
 DISCLOSURE



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.