

FOR LEASE Medical/Retail/Flex Offices



UTAH PARK

BUSINESS CENTER

MEDICAL & BUSINESS CENTER



Rocky Mountain Internal Medicine
Main Entrance



Colliers

WORK WELL®

1300-1390 S. Potomac St.

Aurora, CO 80012

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UTAH PARK BUSINESS CENTER	
104 Women's Imaging	1300
110 Health Images	1300
116 Pet Care Coalition, Inc.	1300
122 Surgery Center of the Rockies, LLC	1300
130 Colorado Breast Care - Intervention Center	1300
138 Hanger Clinic	1300
150/152 Community Partnerships and Associates	1300
156 Advanced Pediatric Associates	1300
100 Colorado Injury Treatment Center	1300
104 ARTS	1300
104x Omdera Pharmacy	1300
108 4th Dimension Concepts	1300
112 Trumpet Behavioral Health	1300
118 Aurora Adult Day Care	1300



BUILDING INFORMATION

Available	2,236-20,787 SF	Expenses	\$6.63/SF NNN
Office	40-100%	Power	To be verified
Loading	Varies	Lease Rate	Negotiable
Parking	2.4:1,000 SF	Year Built	1983

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	23,649	186,283	423,459
Daytime Population	20,736	164,570	376,638
Household Income	\$63,196	\$68,620	\$79,265

Source: ESRI, 2020 Estimates

TRAFFIC COUNTS

I-225 South of East Mississippi Avenue	146,237 VPD
I-225 North of East Mississippi Avenue	162,598 VPD
East Mississippi Avenue at Potomac Street	56,937 VPD
Potomac Street South of East Mississippi Avenue	21,679 VPD

Source: MPSI, 2018 & 2020 Estimates

HIGHLIGHTS



All suites are metered separately



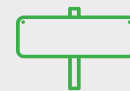
200 yards to Florida Light Rail Station



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

SITE PLAN





NORTH

FOR LEASE Medical/Retail/Flex Offices



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