

Gateway Plaza

3370-3390 | 3508 | 3538-3568 PEORIA STREET, AURORA, CO



ACCESS VIA
I-70 & PEORIA ST.

LOCATED WITHIN WALKING
DISTANCE OF **LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

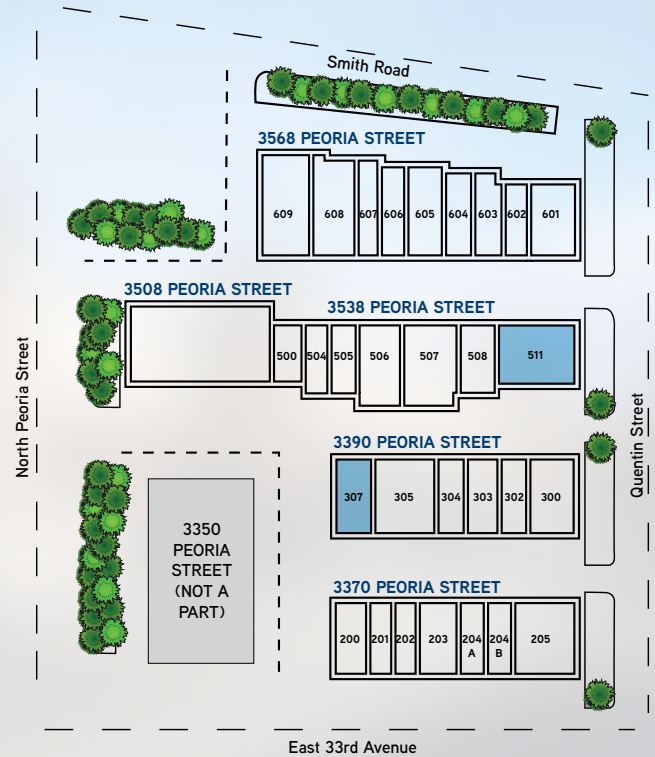
**VARIOUS OFFICE
CONFIGURATIONS WITH BOTH
DOCK HIGH OR DRIVE-IN LOADING**

> Project Size:	123,827 SF
> Available Space:	1,962 SF - 7,709 SF
> Office Size:	Varies
> Rate:	Negotiable
> Estimated Expenses:	\$2.84/SF
> Parking:	1.89:1,000 SF
> Loading:	Dock High & Drive-In
> Ceiling Height:	14'-16'
> Zoning:	M-1
> Electric Service:	3-Phase
> City/County:	Aurora/Adams

*See Reverse Side for Availabilities.

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AVAILABILITY

UNIT	SIZE	OFFICE	LOADING	AVAILABILITY
307	1,962 SF	610 SF	One (1) Dock High	30 Days
511	7,709 SF	40%	One (1) Drive-In & One (1) Half Dock	Immediately

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