

RETAIL/OFFICE/FLEX SPACE  
FOR LEASE

# I-225 Plaza

1600-1690 S. ABILENE ST. & 13900 E. FLORIDA AVE.  
AURORA, CO

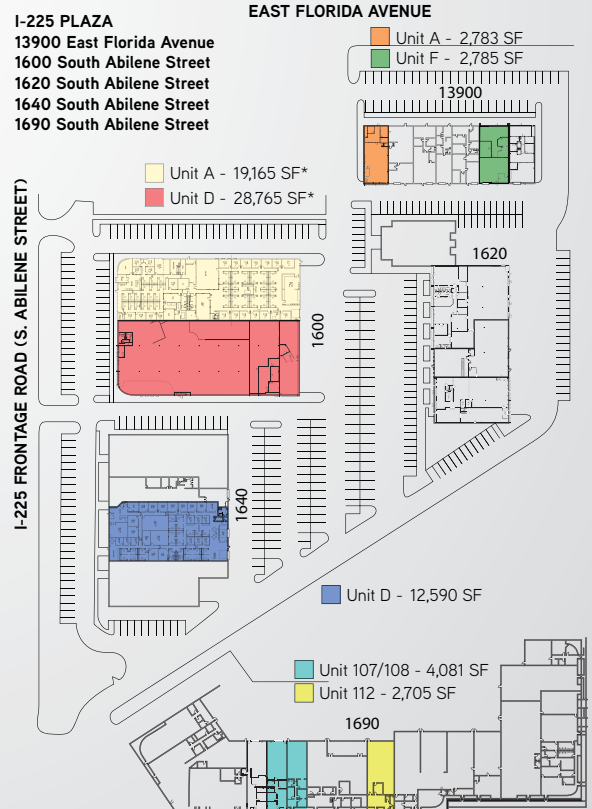
EXCELLENT HIGHWAY VISIBILITY!

## Building Information

- > Available: 2,030 – 28,765 SF  
*\*Unit A & D contiguous up to 47,930 SF*
- > Office SF: Space Specific
- > Showroom/Warehouse: Space Specific
- > Base Rent: \$8.00/SF – \$10.50/SF NNN
- > 2018 Est. CAM: \$3.58/SF
- > Loading: Drive-In & Dock High
- > Clear Height: 13' – 15'
- > Power: 3-Phase
- > Parking: Free/Surface

## Building Features

- > I-225 Plaza offers I-225 visibility
- > Individual signage available and use of the monument sign
- > Close proximity to Fitzsimons
- > Office/showroom/retail uses
- > Fully sprinklered
- > Excellent access to I-225 at Iliff and Mississippi
- > Many nearby amenities
- > Well stabilized ownership ready to make deals



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Accelerating success.



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