

RETAIL/OFFICE/FLEX SPACE
FOR LEASE

I-225 Plaza

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

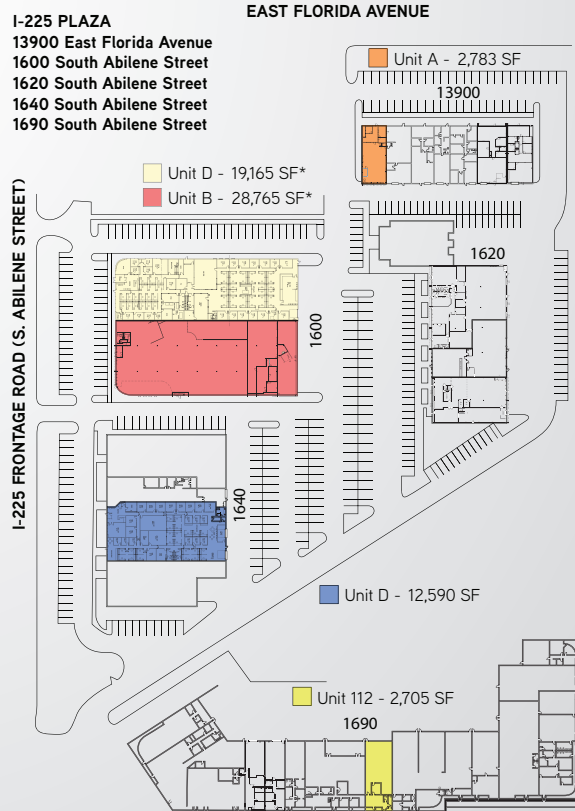
EXCELLENT HIGHWAY VISIBILITY!

Building Information

- Available: 2,705 SF – 28,765 SF
**Units B & 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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