

1300-1390 S. Potomac St.

Aurora, CO 80012



BUILDING INFORMATION

Available:	1,561-5,095 SF	Expenses:	\$5.60/SF
Office:	40-100%	Power:	TBV
Loading:	Varies	Lease Rate:	Negotiable
Parking:	2.4:1,000 SF	Year Built/Renov.:	1983/2015

HIGHLIGHTS



Four building medical/
office/flex campus
adjacent to Medical
Center of Aurora



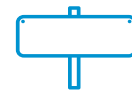
Three miles from
Anchutz Medical
Campus



200 yards to
Florida Station



All suites are
metered separately



Monument and
building signage
available



Easy access from
I-225 & Mississippi

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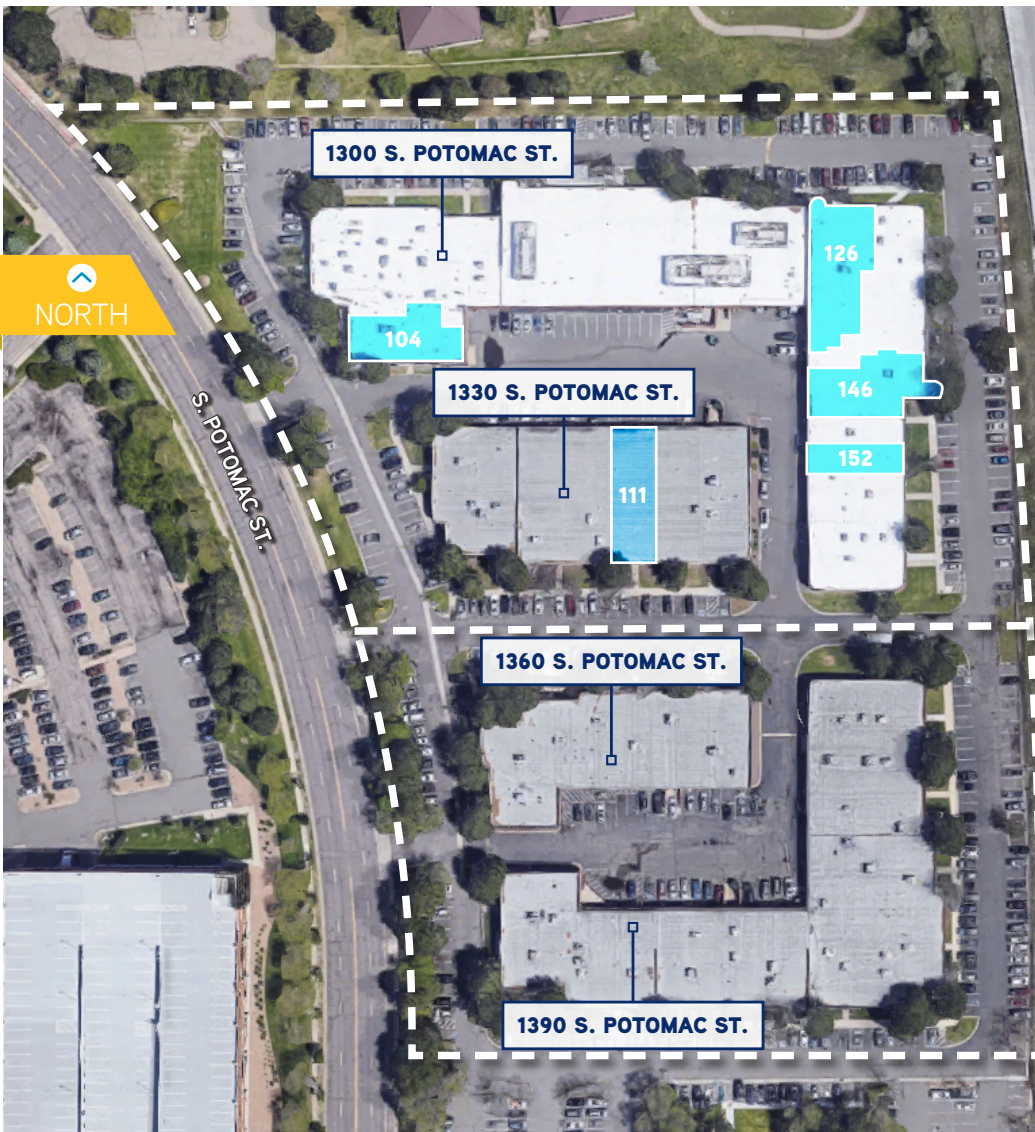
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SUITE DETAILS

Office / Warehouse					
BLDG.	SUITE	SIZE	LOADING	COMMENTS	LEASE RATE
1300	104	2,876 RSF	N/A	100% Office	Negotiable
1300	126	3,756 RSF	1 Drive-In	90% Office	Negotiable
1300	146	5,095 RSF	1 Drive-In	50% Office	Negotiable
1300	152	1,561 RSF	1 Drive-In	50% Office	Negotiable
1330	111	3,805 RSF	1 Dock High	40% Office	Negotiable



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