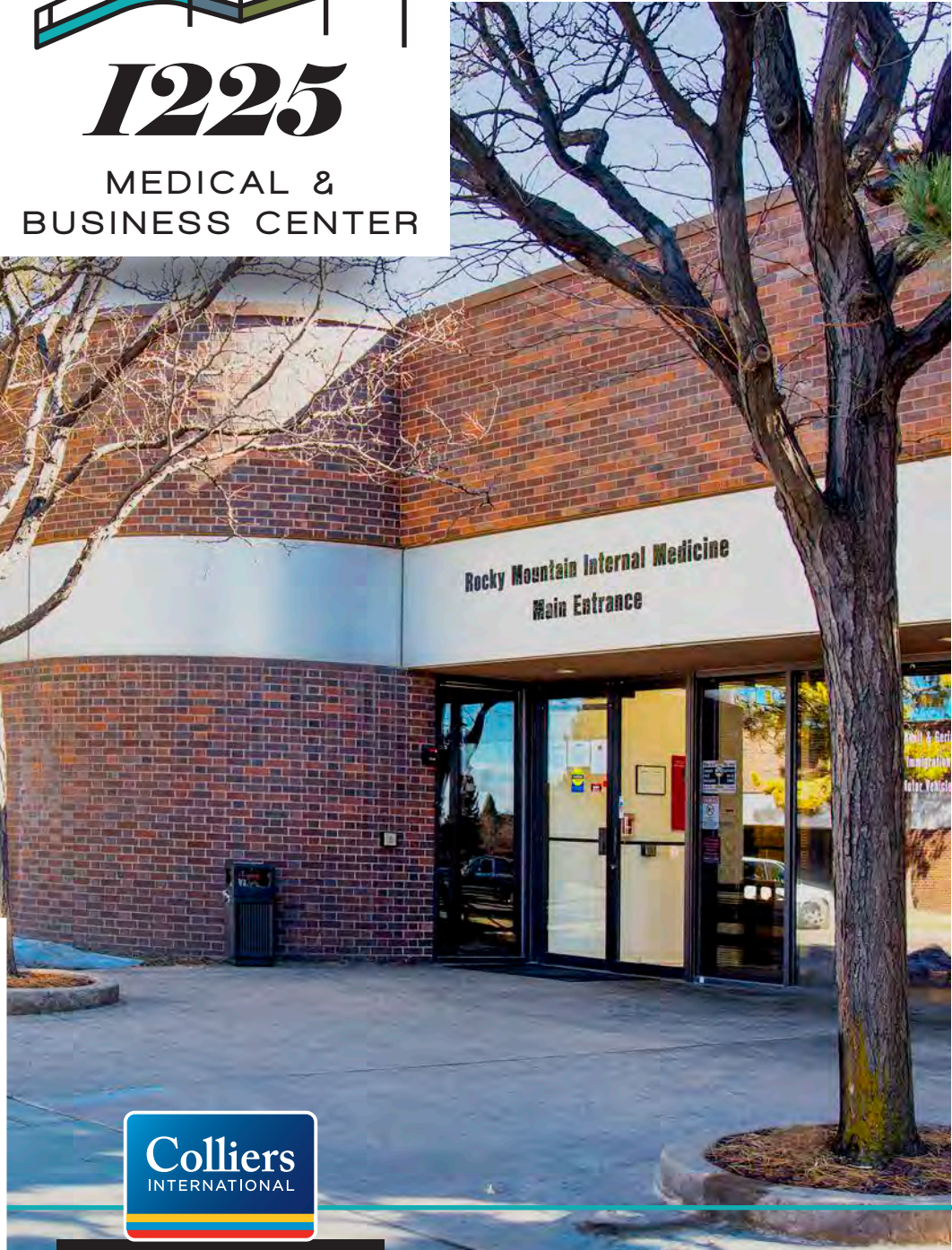


FOR LEASE Medical/Retail/Flex Offices



NORTH



FOR LEASE Medical/Retail/Flex Offices

1300-1390 S. Potomac St.
Aurora, CO 80012

WORK WELL.

1300-1390 S. Potomac St.
Aurora, CO 80012

- | | | | |
|---------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------|
| JASON F. KINSEY
303 283 4598
jason.kinsey@colliers.com | BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com | MATT KEYERLEBER
303 309 3522
matt.keyerleber@colliers.com | TJ SMITH
303 283 4576
tj.smith@colliers.com |
|---------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------|



Suite 111



Suite 126



Suite 146

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	1983

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	23,487	186,706	424,833
Daytime Population	20,394	164,272	364,726
Household Income	\$64,440	\$68,661	\$78,929

Source: ESRI, 2019 Estimates

TRAFFIC COUNTS

I-225 South of E. Mississippi Avenue	146,237 VPD
I-225 North of E. Mississippi Avenue	135,972 VPD
East Mississippi Ave. at Potomac Street	51,780 VPD
Potomac Street South of E. Mississippi Avenue	18,781 VPD

Source: MPSI, 2018 Estimates

HIGHLIGHTS



All suites are metered separately



200 yards to Florida Light Rail Station



Three miles from Anchutz 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

1300

104: Available 2,876 SF

110: Health Images

116: Hand Surgery Assoc.

130: Colorado Breast Care

122: Surgery Center of the Rockies

126: Available 3,756 SF

138: Hanger Orthopedic Group

140: Arabian Horse Assoc.

146: Available 5,095 SF

150: Community Partnerships and Assoc.

152: Available 1,561 SF

156: Aurora Pediatric Assoc. LLP

1330

100: CO Injury Treatment Center

104: Available 4,100 SF

108: 4th Dimensions Concepts

111: Available 3,805 SF

112: Trumpet Behavioral Health

118: Aurora Adult Day Care

1360

Rocky Mountain Internal Medicine

1390

100: Co Rehab & Occupational

110: Vascular Institute of the Rockies

114: Physiotherapy Associates

116: Liberty Home Care, Life Adult Day Care

120: Advanced Dermatology

136: Colorado Occupational Medical Partners

