

Gateway Plaza

3568 PEORIA STREET | UNITS 608-609 | AURORA, CO



ACCESS VIA
I-70 & PEORIA ST.

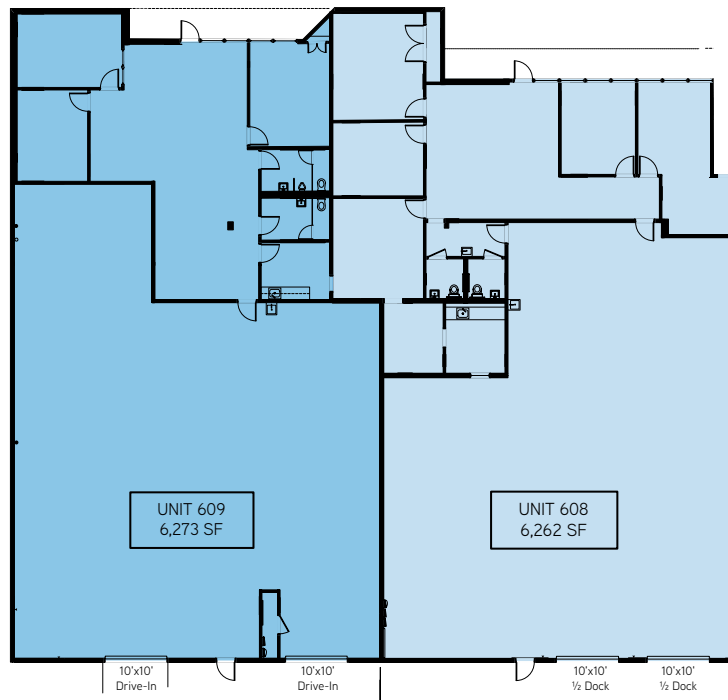
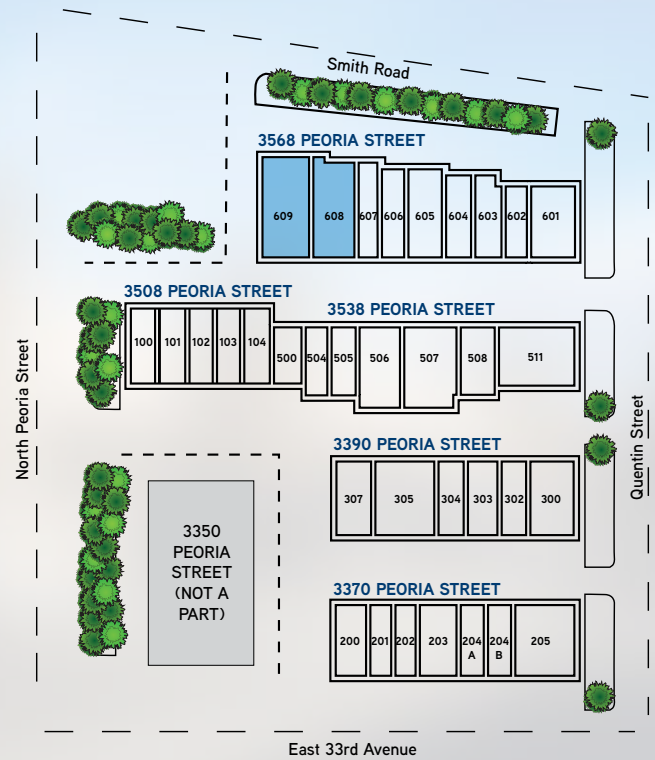
LOCATED WITHIN WALKING
DISTANCE OF **LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

MULTIPLE PRIVATE OFFICES
WITH OPEN SPACE

> Project Size:	123,827 SF
> SF:	12,535 SF
> Available:	Immediately
> Office Buildout:	40%
> Rate:	\$7.75/SF
> Estimated Expenses:	\$4.79/SF
> Parking:	1.89:1000
> Loading:	Three (3) Drive-Ins & One (1) 1/2 Half Dock
> Zoning:	M-1
> Electric Service:	3-Phase
> City/County:	Aurora/Adams

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