

# Gateway Plaza

3508 PEORIA STREET, UNIT 100 AURORA, CO

**LEASING INCENTIVES  
AVAILABLE**



**INDUSTRIAL/FLEX SPACE > FOR LEASE**

**ACCESS VIA  
I-70 & PEORIA ST.**

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

**PEORIA STREET  
FRONTAGE**

- > **Project Size:** 123,827 SF
- > **Available:** Immediately
- > **Unit Size:** 2,382 SF
- > **Office Size:** 40%
- > **Rate:** \$10.00/SF NNN
- > **Est. 2026 Op Ex:** \$6.41/SF
- > **Parking:** 1.89:1,000 SF
- > **Loading:** One (1) Drive-In
- > **Ceiling Height:** 10'
- > **Zoning:** M-1
- > **Electric Service:** 3-Phase
- > **City/County:** Aurora/Adams

**DEPAUL**  
Real Estate Advisors



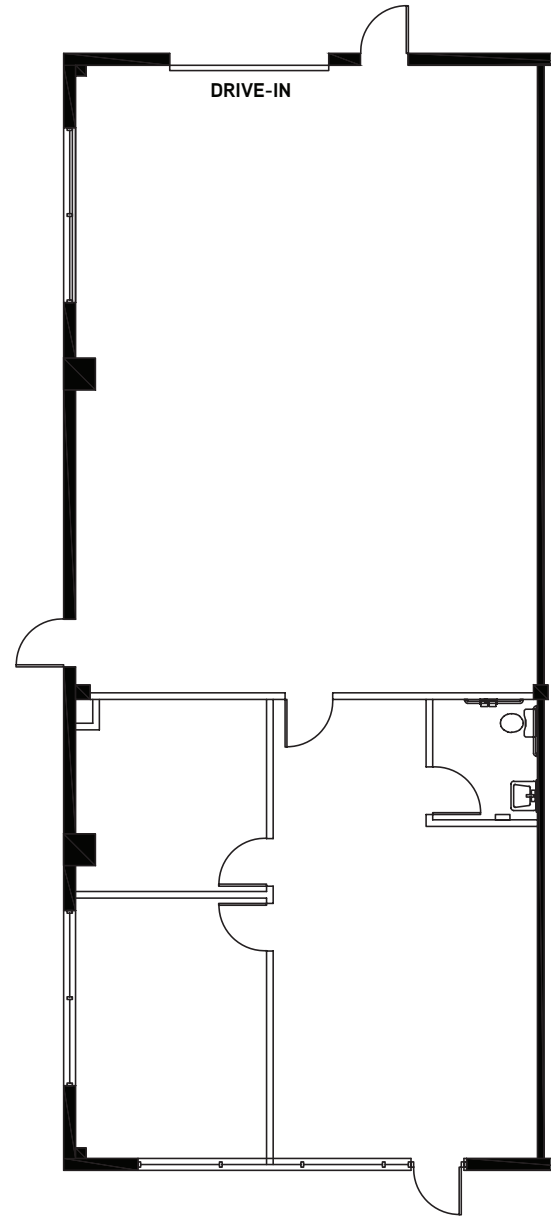
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# Gateway Plaza

UNIT 100 | 2,382 SF



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