

Office/Medical/Dental Space for Lease

11175 E Mississippi Avenue, Aurora, CO 80012



For Lease \$22-\$30/SF

OVERVIEW

Total Bldg SF:	18,942± SF
Available SF:	1,749± - 3,300± SF
YOC:	1979
Parking:	60 spaces / 3:1,000
Lease Rate:	\$22-\$30/SF FSG

Excellent parking and close to major retail shopping and restaurants. Major monument signage available. Former dental fully built out (compressor and suction included), medical suite and lab. Attractive atrium in main lobby and elevator to second floor.

HIGHLIGHTS

- Existing medical space with two in-suite restrooms
- Existing dental space with an in-suite restroom and 6 operatories; (compressor and suction included)
- Office Suites completely renovated
- Inviting atrium in the main lobby
- Monument signage opportunity on E Mississippi Ave - 44,707 vpd
- Located in Aurora, CO in an area with a dense population - 209,753 within a 3 mile radius
- In close proximity to the I-225 interchange just off Havana St

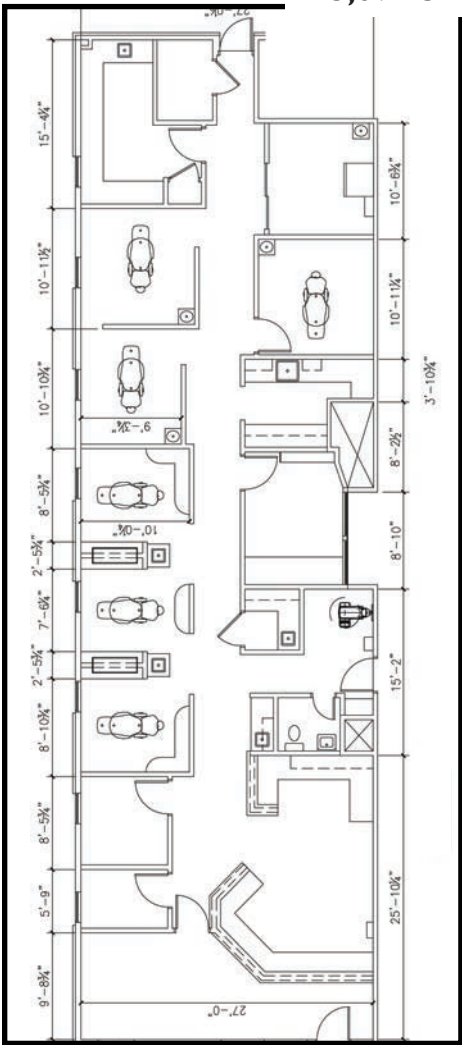
**Brokerage Disclosure
to Tenant**



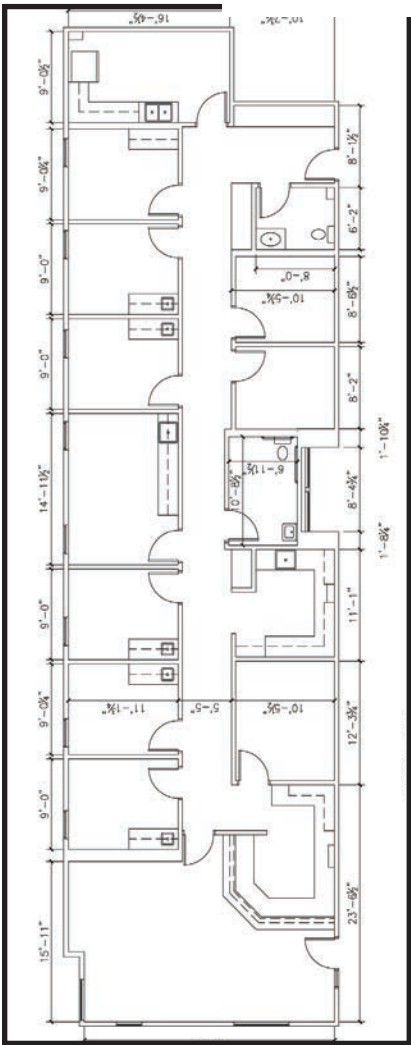
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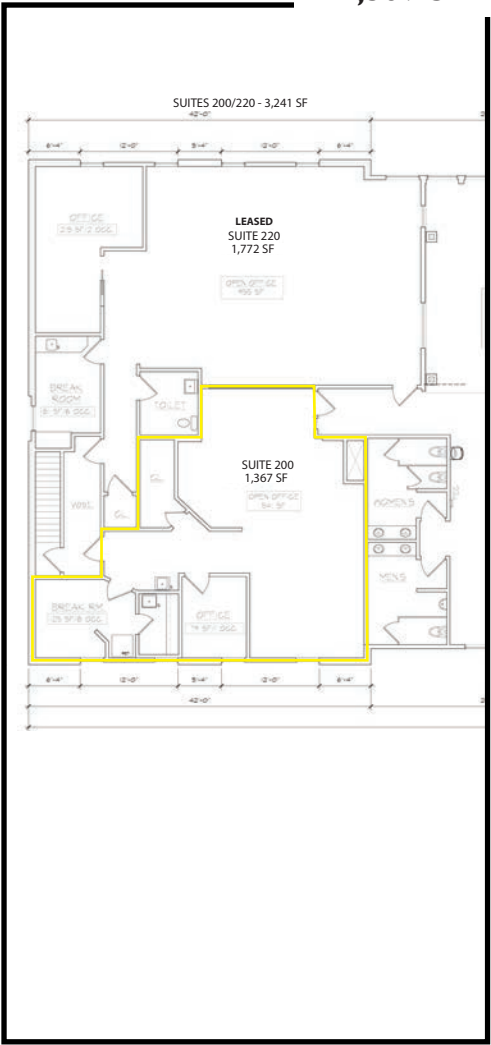
Suite 110
3,074 SF



LEASED Suite 210
3,139 SF



Suite 200
1,367 SF



Suite 115
1,750 SF

