

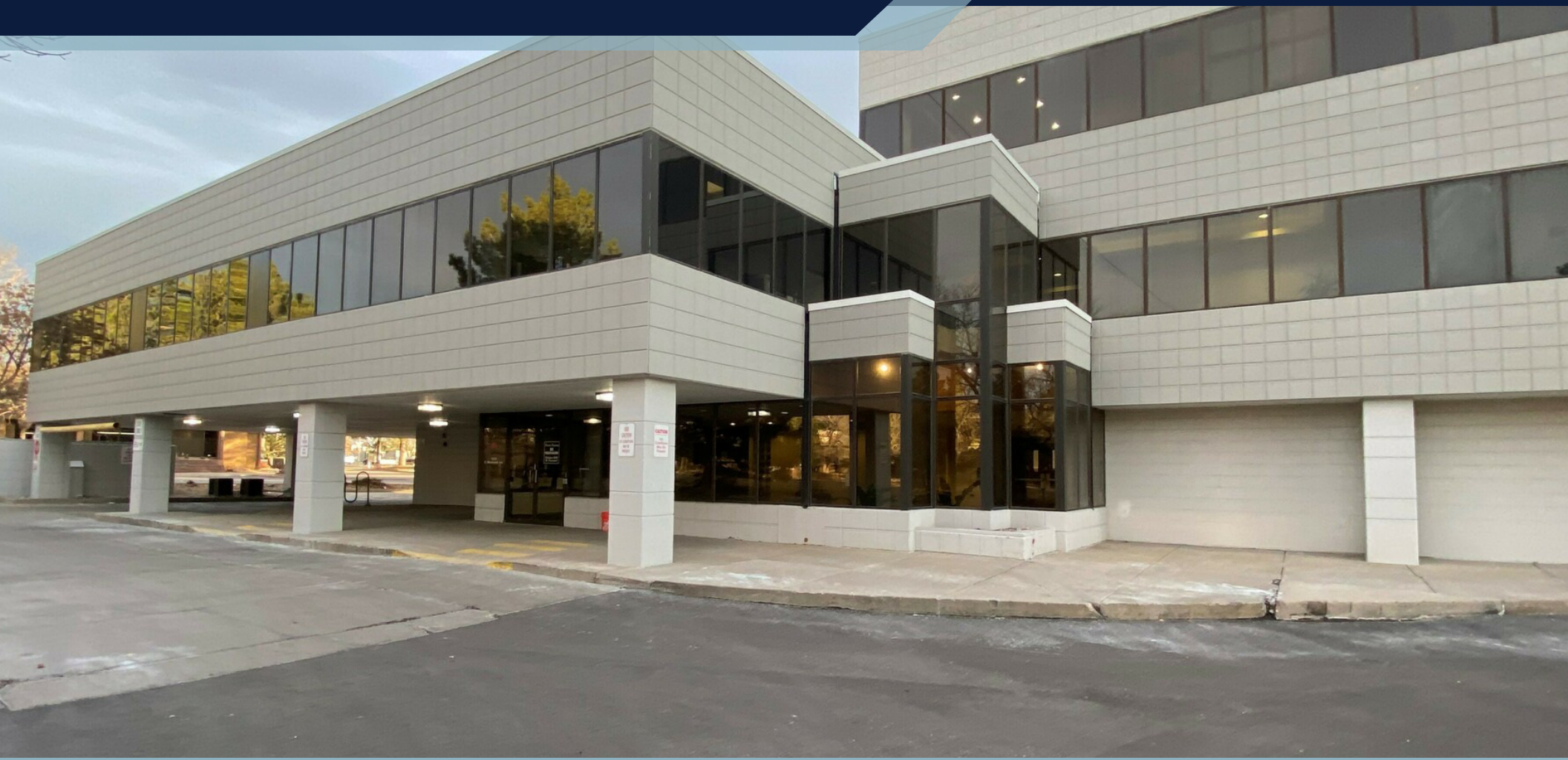
**13701**

**E MISSISSIPPI AVE**

AURORA, CO 80012

**\$22.00 SF/YR (NNN)**

LEASE RATE



**JERRY KEMPF**

VICE PRESIDENT

720.881.6345

[jkempf@uniqueprop.com](mailto:jkempf@uniqueprop.com)

 **UNIQUE**  
PROPERTIES

 TCN

[www.uniqueprop.com](http://www.uniqueprop.com) | 303.321.5888

400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

Address	13701 E Mississippi Ave Aurora, CO 80012
Building Name	Gateway Medical Center
Property Type	Office
Available: Suite 240	2,754 RSF
Available: Suite 200 (divisible)	12,510 RSF
Lease Rate	\$22.00/SF/Yr (NNN)
Building Size	32,539 SF
Number of Floors	3

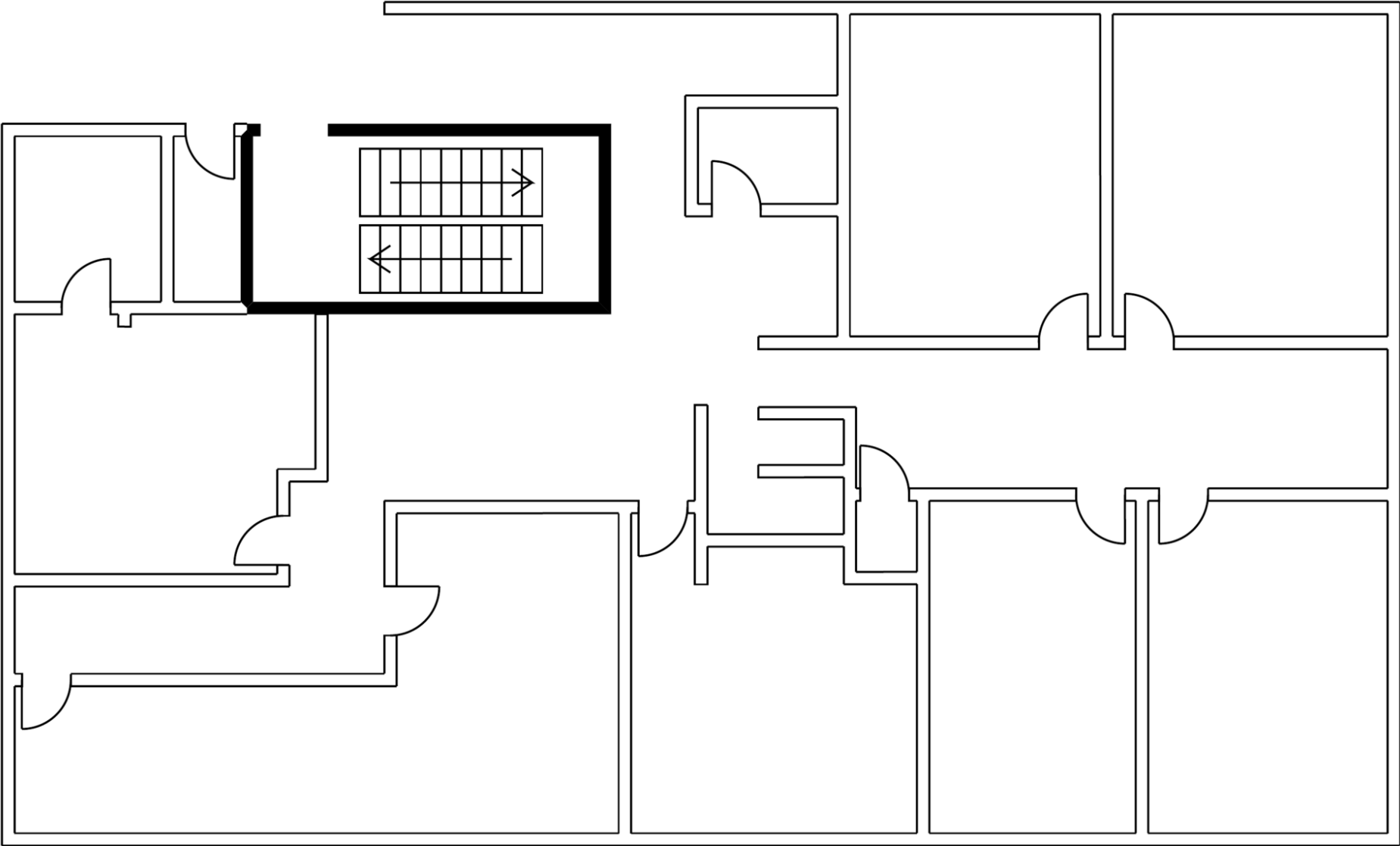
## PROPERTY DESCRIPTION

Strategically located between the Anschutz Medical Center, Children's Hospital, and the new Veteran's Hospital to the north and the Medical Center of Aurora (HealthOne) to the south.

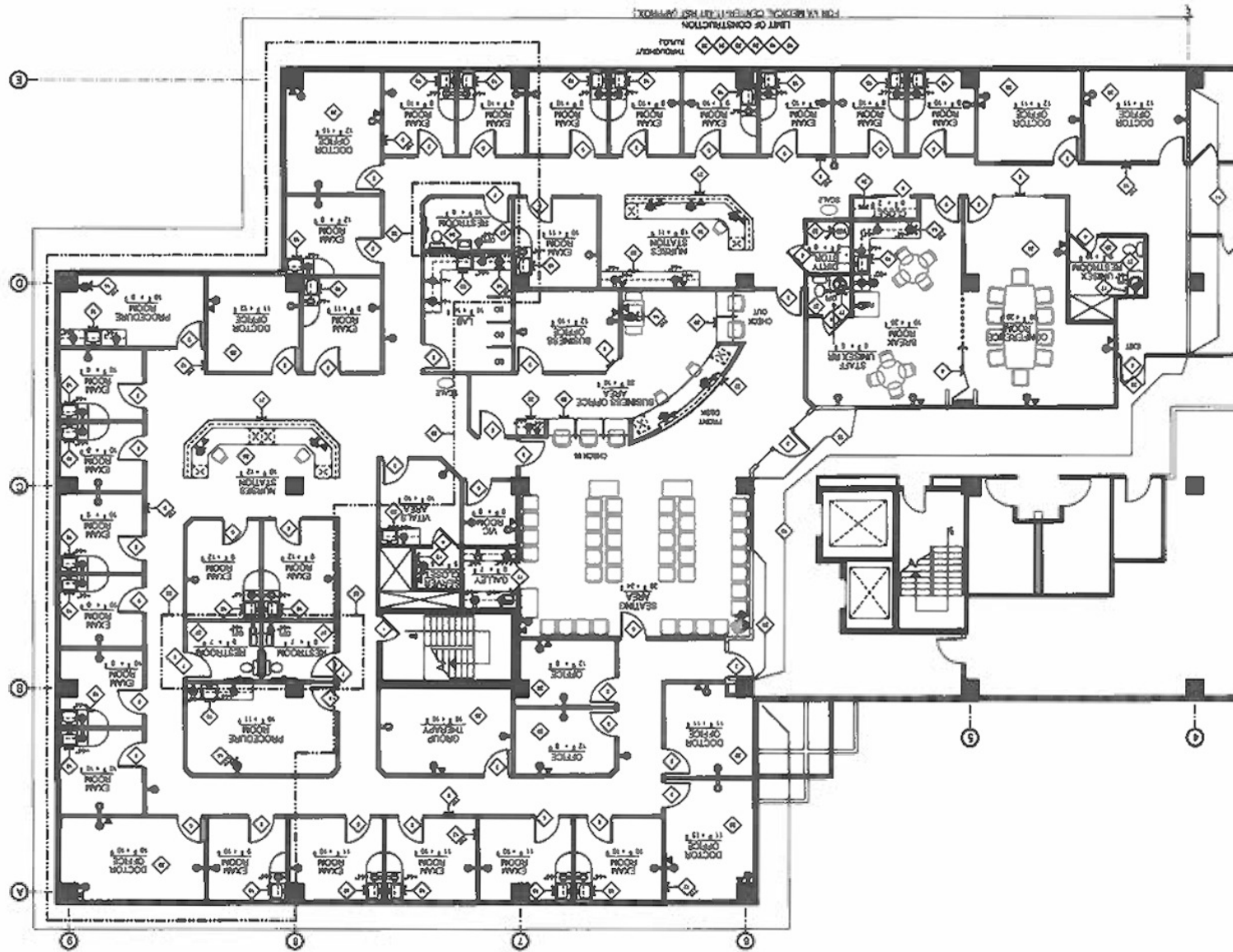
- Prime Visibility and Access at I-225 and Mississippi
- 3-Story Medical Professional Building with Elevator Access
- Ample Surface and Covered On-Site Parking
- Two Tenant Monument Signs
- Professional Management



# SUITE 240 - FLOOR PLAN



# SUITE 200 - FLOOR PLAN



# ADDITIONAL PHOTOS



# AERIAL MAP

