

# Gateway Plaza

3370-3390 | 3508 | 3538-3568 PEORIA STREET, AURORA, CO



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

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

**VARIOUS OFFICE  
CONFIGURATIONS WITH BOTH  
DOCK HIGH OR DRIVE-IN LOADING**

- > **Project Size:** 123,827 SF
- > **Available Space:** 2,382-7,709 SF
- > **Office Size:** Varies
- > **Rate:** Negotiable
- > **Estimated Expenses:** \$6.41/SF (2026)
- > **Parking:** 1.89:1,000 SF
- > **Loading:** Dock High & Drive-In
- > **Ceiling Height:** 14'-16'
- > **Zoning:** M-1
- > **Electric Service:** 3-Phase
- > **City/County:** Aurora/Adams

\*See Reverse Side for Availabilities.

**DEPAUL**  
Real Estate Advisors



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## AVAILABILITY

UNIT	SIZE	OFFICE	LOADING	AVAILABILITY
100	2,382 SF	40%	One (1) Drive-In	Immediately
200-201	2,730-5,793 SF	30%	Up to Two (2) Dock High	Immediately
204B	3,693 SF	50%	One (1) Dock High	60 Days
205	5,648 SF	13%	One (1) Dock High	30 Days
506	4,715 SF	60%	One (1) Half Dock; One (1) Drive-In	Immediately
511	7,709 SF	40%	One (1) Half Dock; One (1) Drive-In	Immediately
601	6,844 SF	30%	One (1) Drive-In	Immediately



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