



*3033-3025 SOUTH PARKER ROAD  
AURORA, COLORADO 80014*



# MARKETPLACE TOWERS & COURTYARD

*568,000 RSF IN 8 BUILDINGS*



*SPECTACULAR  
MOUNTAIN &  
DOWNTOWN  
VIEWS*





*MODERN*  
Updated Lobby Renovation

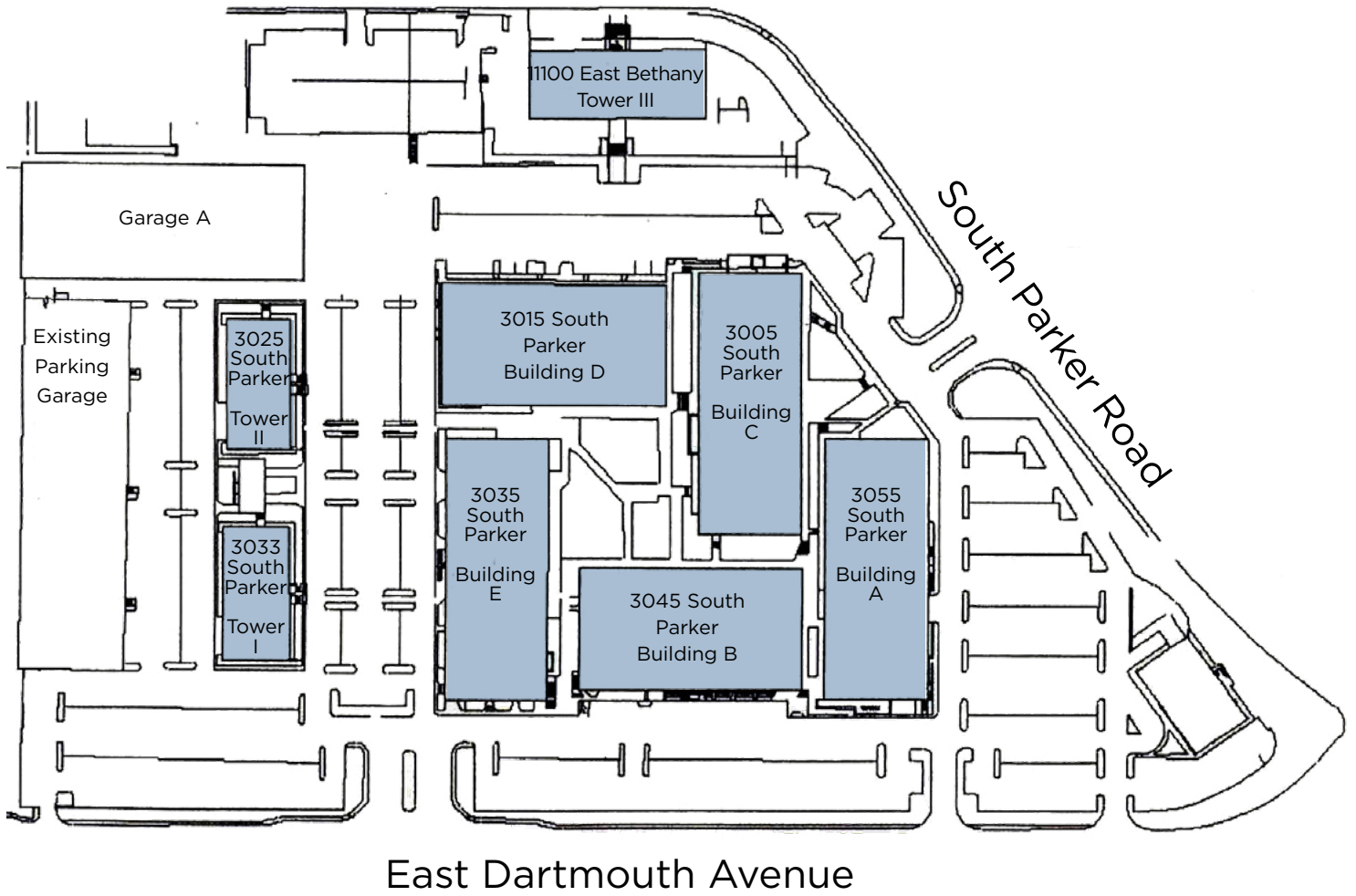
*568,000 RSF*

# Project Highlights

- Class A buildings
- Activated outdoor courtyard
- Mountain and downtown views
- Move-in ready suites with furniture available
- Abundant covered parking
- Two conference facilities with the capacity to hold 50 people each
- Fitness center with showers and lockers
- 24/7 keycard access system
- Onsite Cushman & Wakefield's engineering and property management
- 5 Minutes to 9-mile RTD station

<b>Total Project Size</b>	568,000 RSF in 8 buildings
<b>Floors</b>	12 in Towers I and II
<b>Year Built</b>	1981
<b>Parking Ratio</b>	4.0 : 1,000 with 25% covered parking
<b>Building Access</b>	24 hours a day, 7 days a week via key card
<b>Building Hours</b>	6:00 AM - 6:00 PM Monday - Friday 8:00 AM - 1:00 PM Saturday
<b>Drive Times</b>	23 Minutes to downtown 15 Minutes to Cherry Creek 25 Minutes to airport (DEN)





# Site Plan

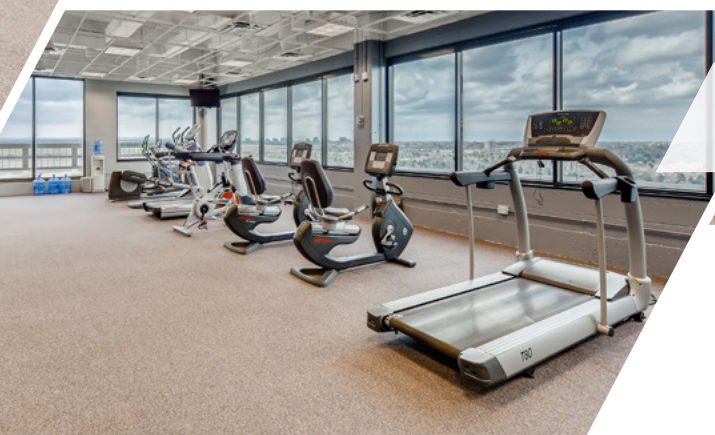
<b>Tower I</b>	145,001 RSF	<b>Building A</b>	34,247 RSF	<b>Building D</b>	37,014 RSF
<b>Tower II</b>	145,046 RSF	<b>Building B</b>	50,321 RSF	<b>Building E</b>	52,273 RSF
<b>Tower III</b>	63,235 RSF	<b>Building C</b>	42,000 RSF		





## TOP FLOOR

*Fitness Center with Dramatic Mountain Views*



# Building Amenities



## NEW

*Building Conference Rooms*



## ACTIVATED

*Outdoor Courtyard*

# MARKETPLACE TOWERS & COURTYARD



## Nearby Amenities

- Tokyo Joe's
- Five Guys
- Olive Garden
- Sam's No. 3
- Smashburger
- Subway
- Thai Basil
- Mr. Panda
- Anthony's Pizza
- Kennedy Golf Course

## CONTACT INFORMATION

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