

# Industrial Flex Space For Sublease

3370 PEORIA STREET, AURORA, COLORADO 80010

**PRICE REDUCED!**



## Overview

Short-Term Flex Space Sublease through March 2027

Discover this functional and well-proportioned 2,746 SF industrial flex space, available for sublease until March 2027. The unit features a split layout, with 1,125 SF of dedicated office space and versatile warehouse area with dock high loading. This configuration is ideal for businesses needing a balanced mix of professional workspace and practical storage or production facilities in the heart of the industrial hub in Aurora.

$2,746 \text{ SF} \times \$10.50/\text{SF/YR} + \$6.30 \text{ SF/YR NNN} = \$3,844.40 / \text{Month}$

$2,746 \text{ SF} \times \$10.00/\text{SF/YR} + \$6.30 \text{ SF/YR NNN} = \$3,729.98 / \text{Month}$

Unit:	Size:	Lease Rate:
202	2,746 SF	$\$10.50 \text{ SF/YR} (+ \$6.30 \text{ SF/YR NNN})$ $\$10.00 \text{ SF/YR} (+ \$6.30 \text{ SF/YR NNN})$

## Highlights

- Office size: 1,125 SF
- Electric Service: 3-Phase
- Ceiling Height: 14'-16'
- Loading: One (1) Dock High
- Available through March 31, 2027
- Rear of the property is gated and secured outside of business hours

## Property Details



### Lease Rate

$\$10.50 \text{ SF/YR (NNN)}$   
 $\$10.00 \text{ SF/YR (NNN)}$



### Space Available

2,746 SF



**Zoning**  
M-1



**NNN Rate**  
 $\$6.30 \text{ SF/YR}$

*Rev: November 18, 2025*

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Katie Martineau**

C: 763.242.0168

O: 720.572.5187

KMartineau@HoffLeigh.com





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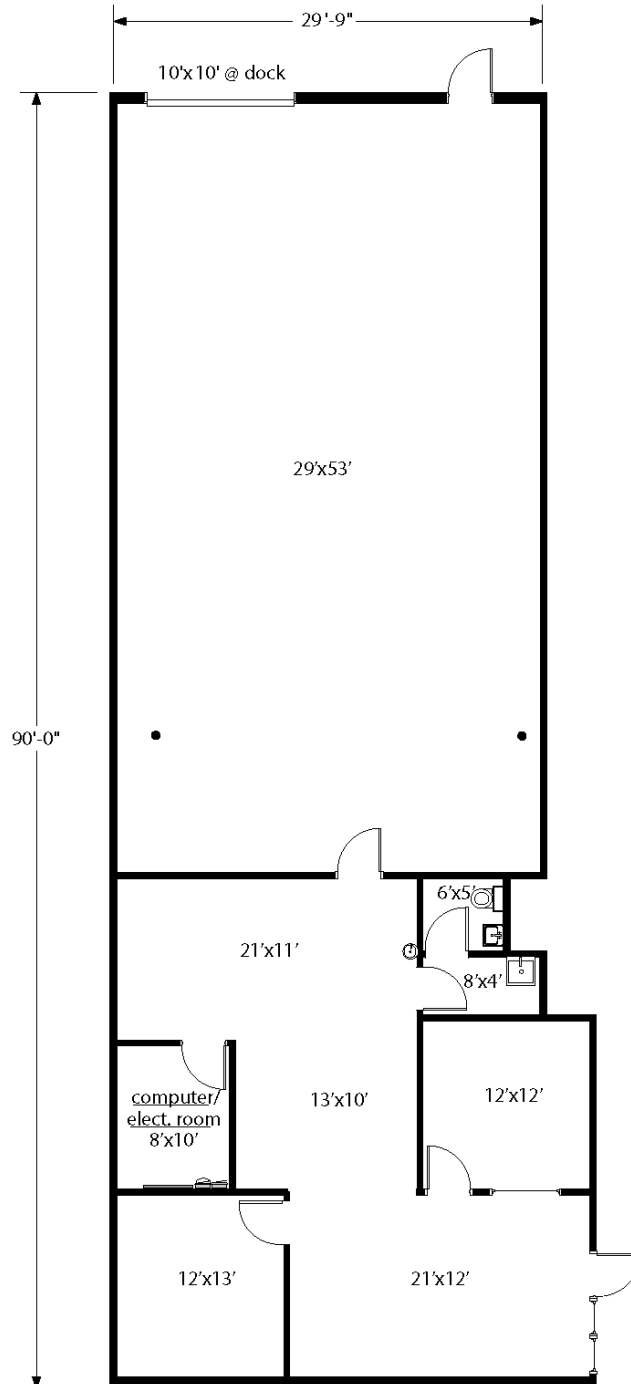
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## Floor Plans



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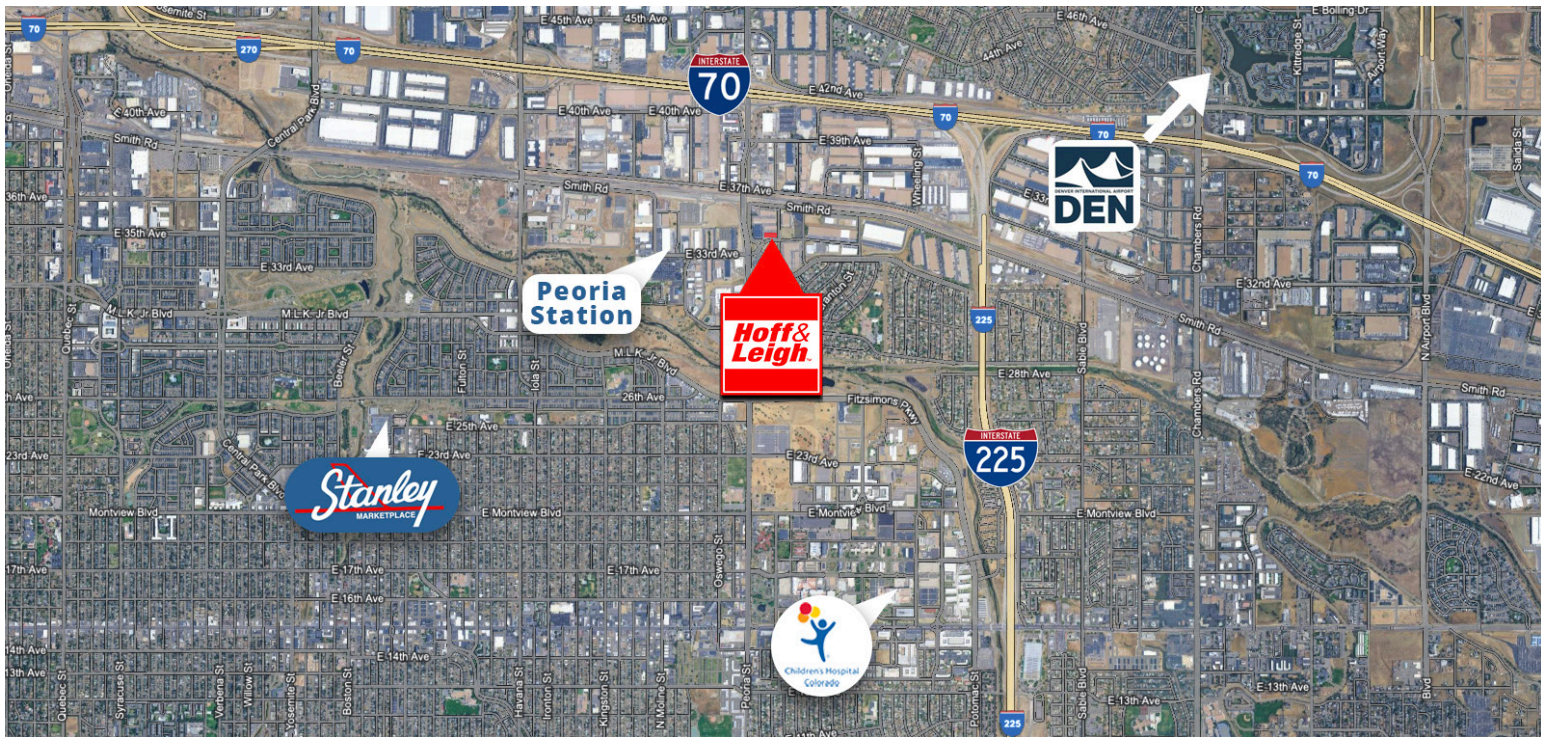
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