

# MEDICAL OFFICE / LAB SPACE AVAILABLE

2953 S. Peoria St., Aurora, CO 80014



www.FullerRE.com



### Building 2953 Available Suites

<b>Suite 210:</b>	<b>4,209± Sq.Ft.</b> 2 private offices, conference room, and open lab space with heavy power.
<b>Suite 230:</b>	<b>6,571± Sq.Ft.</b> 14 private offices, 2 conference rooms, a breakroom, and reception area.
<b>Suite 260:</b>	<b>5,771± Sq.Ft.</b> Bright space with south facing windows, updated conference room, a mix of office & dry lab space, and a large breakroom.

This recently renovated office building is located in a great SE Aurora location. The building features an updated lobby, updated units, and abundant free parking. A responsive landlord also offers TI incentives. This building is within walking distance of the RTD 9-Mile Light Rail & Bus Station. Proximity to Parker Rd. & I-225 assures easy access, with numerous retail and restaurant amenities nearby. Locally owned and operated.

**\$15.00 - \$17.00/SF**  
**Full Service Gross**

(Starting rate for a 5-yr. term)

Fuller Real Estate  
(303) 534-4822

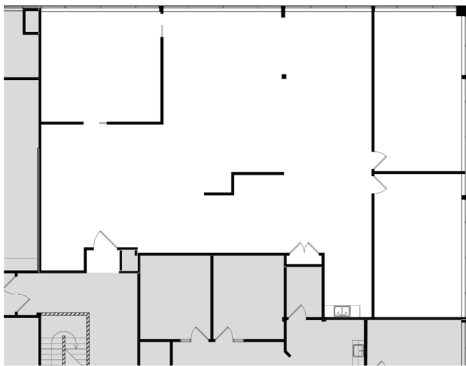
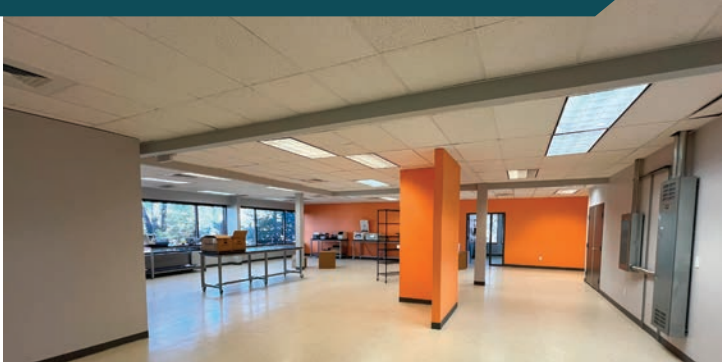


**BROKERAGE  
DISCLOSURE**

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## Suite 210:



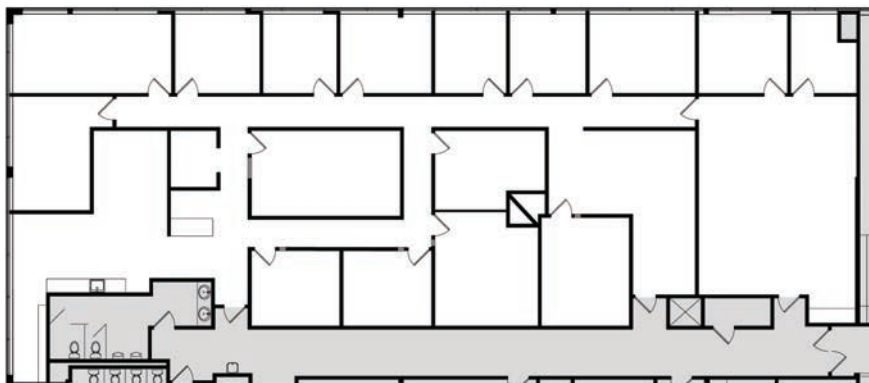
Suite 210  
4,209 RSF

## Suite 260:

Suite 260  
5,771 RSF



## Suite 230:



Suite 230  
6,571 RSF