

# FOR LEASE

## PRIVATE OFFICE SPACES



**13750 E. Rice Place, Aurora, CO 80015**

### Property Highlights

- » Exceptionally large number of parks within a few minute's walk
- » Excellent access to freeways and/or major arteries
- » At least one supermarket with in a 10-minute walk
- » First and second floor suites available
- » Flexible terms availed
- » Off Street Parking
- » Access to Nine Mile Station Light Rail
- » Parking surrounding the building as well as additional options within a few minutes' walk.
- » Interior and Exterior improvements in progress - new landscaping, carpets, painting, and blinds

### Property Details

**Unit 101**

First floor (937 SF)  
available 1/1/26

**Unit 102**

First floor (1,064 SF)  
available 10/1

**Lease Rate: Call Broker for Pricing**

For more information:

**TYLER BRAY**  
303-808-9172  
tyler@malmancre.com

**JEFF GEMAN**  
303-669-0074  
jeff@malmancre.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



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**MALMAN**  
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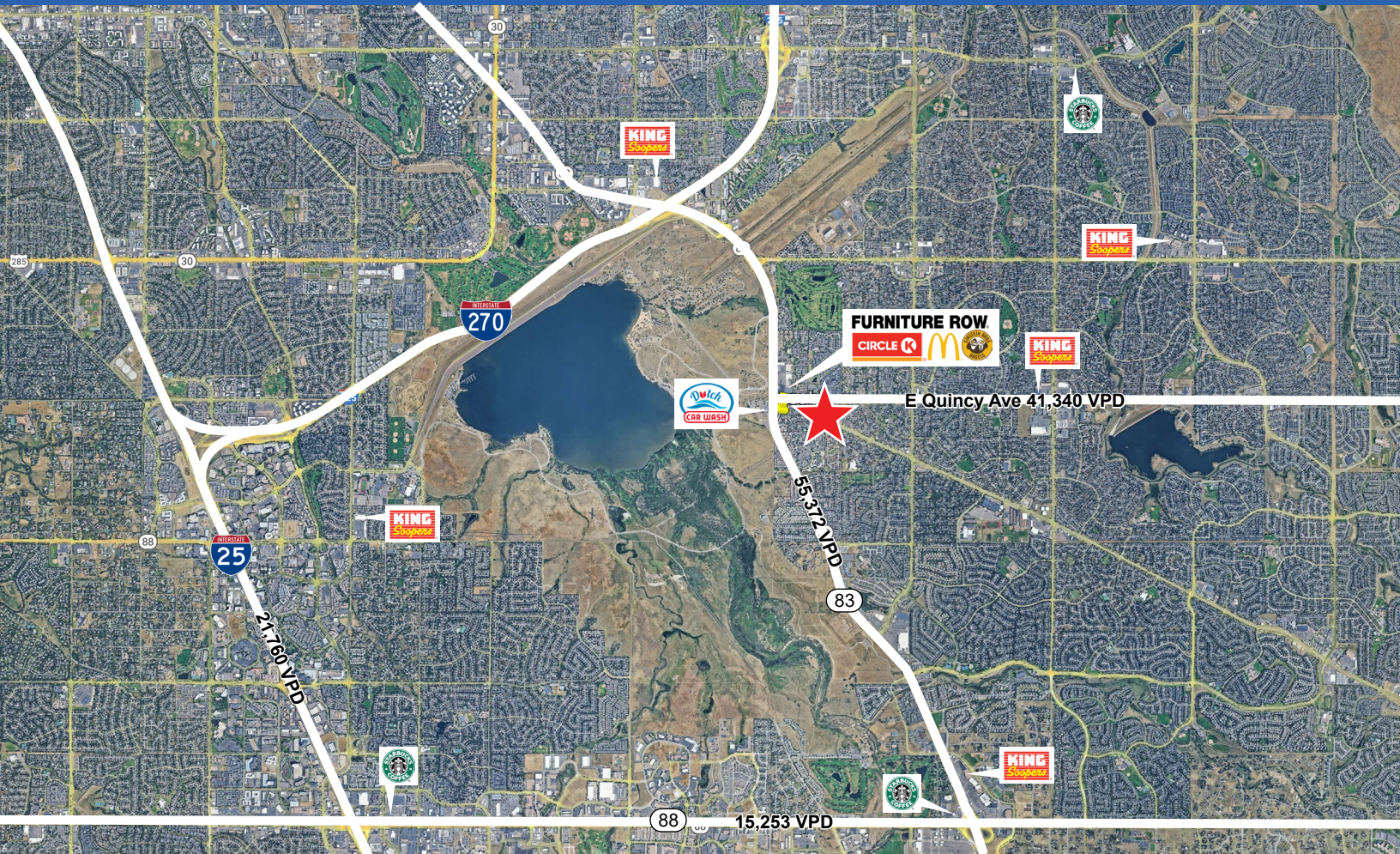


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## Demographics - 2025

	1 - MILE	3 - MILE	5 - MILE
Population	11,566	116,203	370,735
Median Age	39.4	39.3	37.4
Total Households	5,178	46,439	147,886
Median Household Income	\$89,934	\$91,879	\$97,181
Daytime Employment	2,766	47,308	236,724

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