

11175 E Mississippi Avenue, Aurora, CO 80012



1,318 RSF – 3,300 RSF

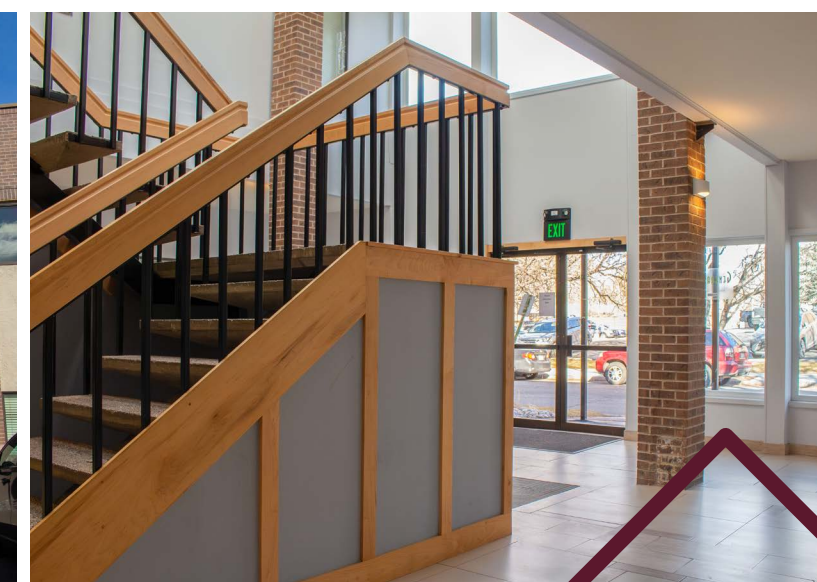
FOR LEASE



Broker Incentive

**\$1.50/RSF/YR commission
for all deals signed by
December 31, 2025**

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KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

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11175

E. Mississippi Avenue
Aurora, CO 80012

The Space

- Pricing: Contact Broker
- SF: 1,318 RSF - 3,300 RSF

Traffic Counts

- E Mississippi Ave: 36,967 VPD
Source: 2022 MPPI Estimate

Highlights

- Monument signage opportunity on E Mississippi Ave (36,967 VPD)
- Located in a dense area in Aurora, CO with a population of 208,579 within a 3 mile radius
- Inviting atrium in the main lobby and elevator access to the second floor
- 8-minute drive time to HCA Health ONE Aurora



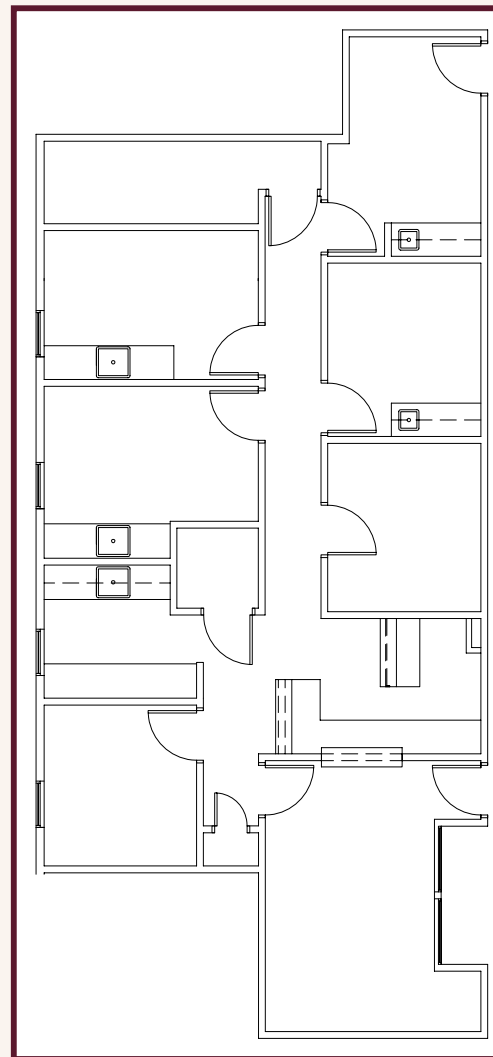
Demographics

	1 Mile	3 Miles	5 Miles
Population	28,218	208,579	474,667
Average Household Income	\$83,515	\$81,333	\$93,015
Daytime Population	7,125	79,897	214,270

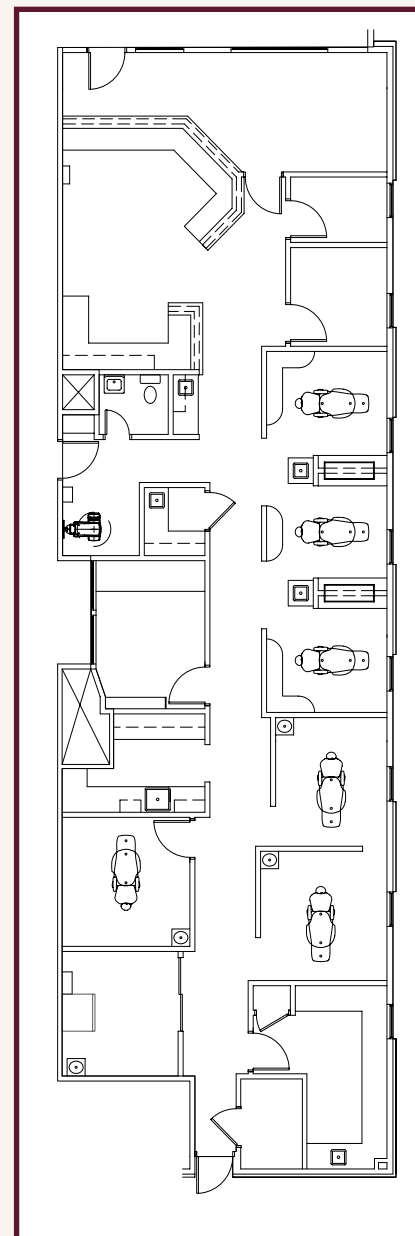
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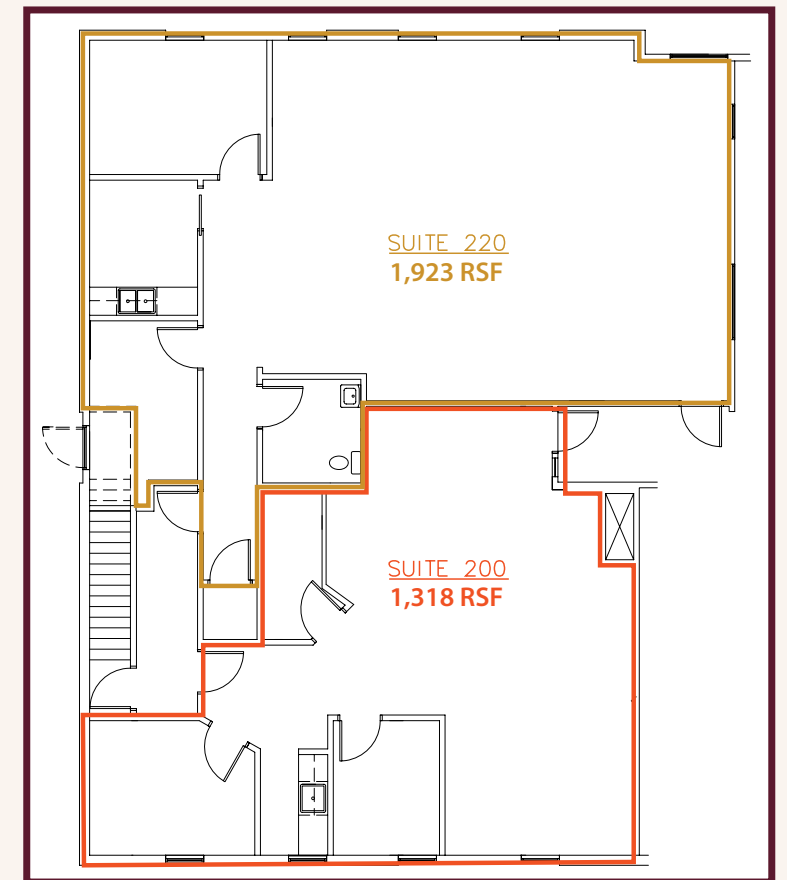
SUITE 110 WEST 1,749 RSF



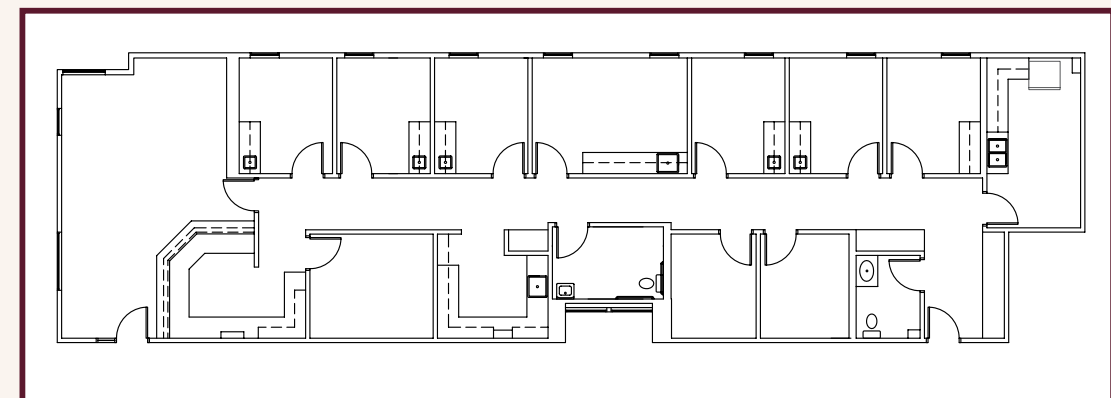
SUITE 110 EAST 3,074 RSF



SUITE 200/220 1,318 RSF - 3,241 RSF



SUITE 210 3,300 RSF



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