



COLORADO MARKETING CENTER

14707 EAST 2nd AVENUE | AURORA, COLORADO 80111





Attractive, High Image, Office Building For Lease

Starting Lease Rate: \$18.00/SF FSG

Property Overview:

Property Type:	Office
Building Size:	61,452 SF
YOC/Renovated:	1982/2007
Floors:	3
Elevators:	1
Parking Ratio:	4/1,000 SF
City/County:	Aurora, Arapahoe

Availability:

Contact Broker for Details

Property Highlights:

- Walk-able to Light Rail Station
- Ample Parking
- Low Cost Alternative
- Attractive Building

Property Description:

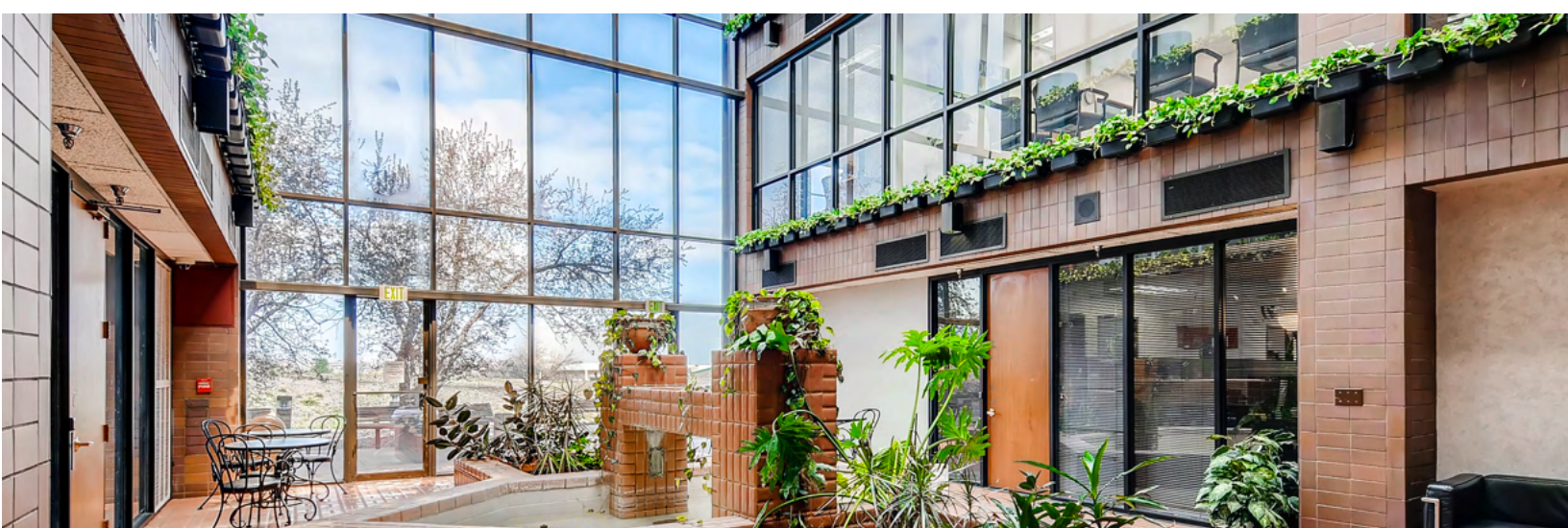
Attractive, high image, office building with several floor plan options for your business. Located on the corner of 2nd Ave and Sable St just North of the Aurora Mall and the Aurora Municipal Building with great access to DIA (20 minutes). Surrounded by tons of amenities and easily accessible via I-225. The property is within a walk-able distance to the I-225 Light Rail Line Park and Ride at 2nd Avenue and Abiline Street.

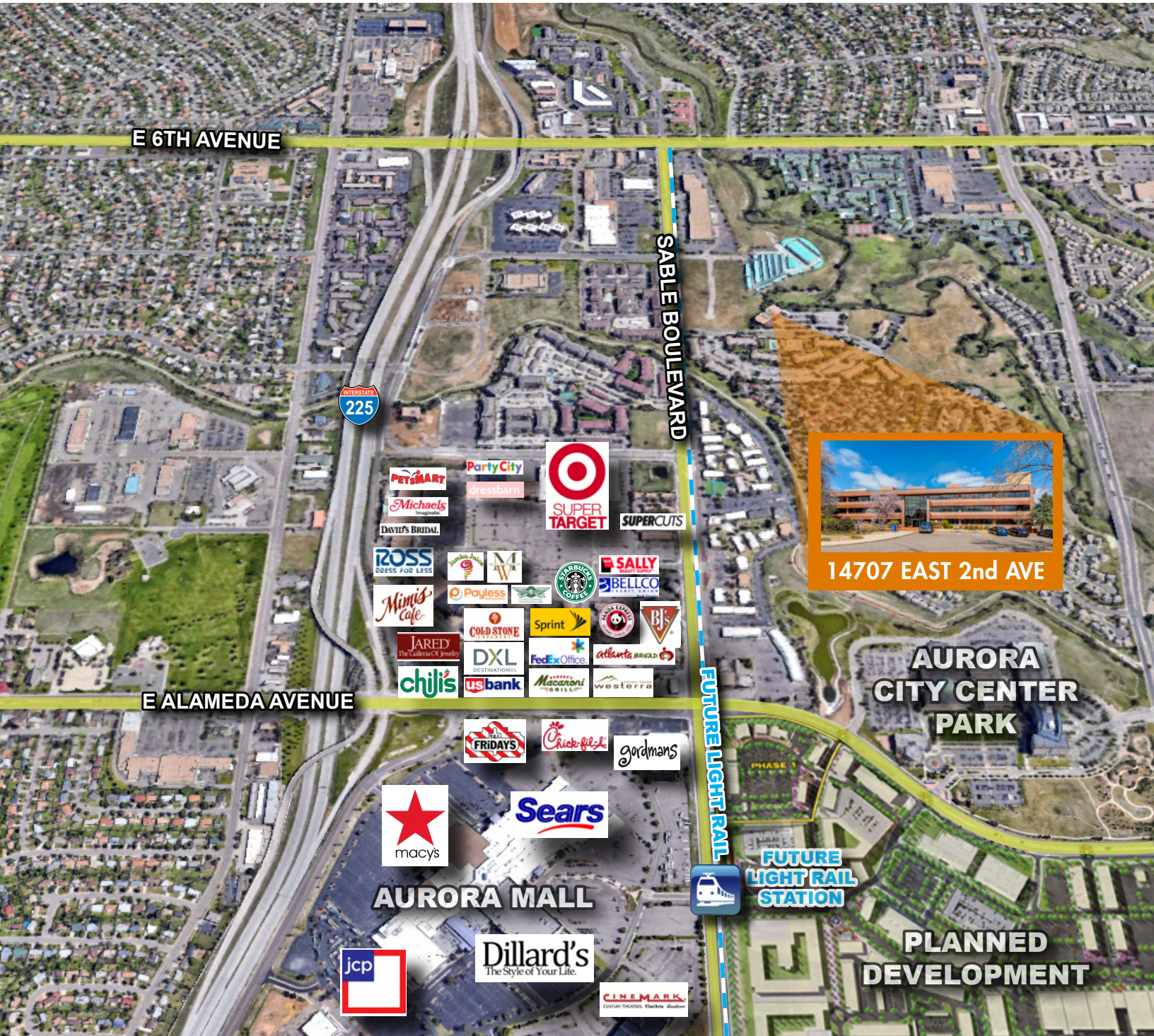
**FOR
LEASE**

14707 E 2nd Avenue
Aurora, Colorado 80111

14707 EAST 2ND AVENUE

FOR LEASE





For more information,
please contact:

ERIC SHAW
Senior Advisor
303.962.9551
EShaw@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC
One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com