

Gateway Plaza

3538 PEORIA STREET, UNIT 511, AURORA, CO

**LEASING INCENTIVES
AVAILABLE**



INDUSTRIAL SPACE > FOR LEASE

ACCESS VIA
I-70 & PEORIA ST.

LOCATED WITHIN WALKING
DISTANCE OF **LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

PEORIA STREET
FRONTAGE

> Project Size:	123,827 SF
> Unit Size:	7,709 SF
> Office Size:	40%
> Rate:	\$8.50/SF NNN
> Estimated Expenses:	\$6.30/SF (2025)
> Parking:	1.89:1,000 SF
> Loading:	One (1) Drive-In and One (1) Half Dock
> Ceiling Height:	14'-16'
> Zoning:	M-1
> Electric Service:	3-Phase
> City/County:	Aurora/Adams

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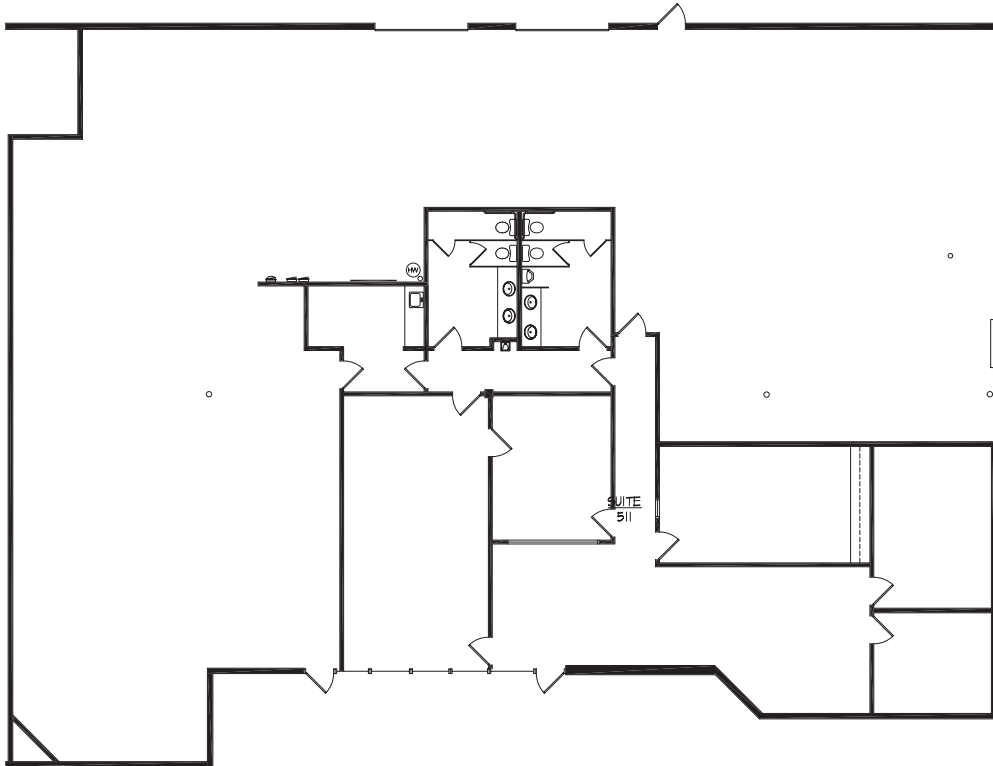
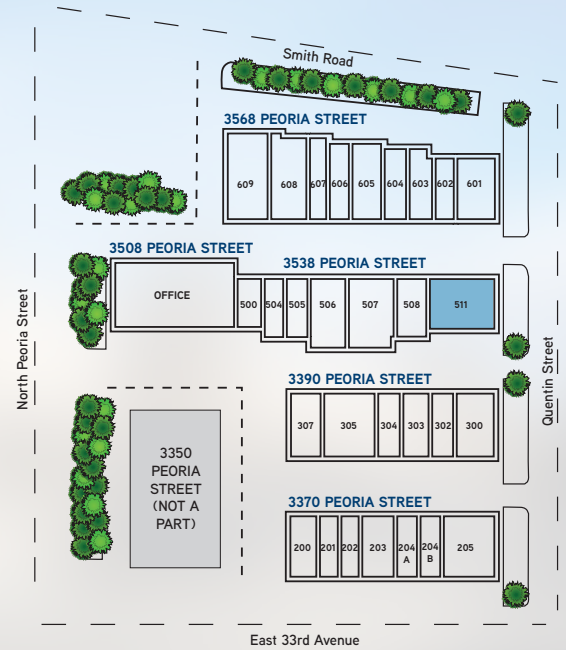
MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

NICHOLAS NASHARR
303 283 4563
nicholas.nasharr@colliers.com

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UNIT 511 | 7,709 SF



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Real Estate Advisors



4643 South Ulster Street | Suite 1000 | Denver, CO 80237
MAIN +1 303 745 5800 FAX +1 303 745 5888
www.colliers.com/denver