





Suites 105 and 250 represent a combined 25,148 SF secure suite with second-level fully accredited SCIF space. Suite 205 (20,530 SF) houses internal segments containing ICD-705 and DCID 6/9 accreditation, keycard-controlled entry, internal restrooms, and a break area with bike storage and a gym. Suite 105 (4,618 SF) is first-floor secure lab space with internal restrooms and a roll-up door. Additional upgrades include clean electricity filters and new infrastructure routed directly to the DMARC room. Located at 6th Avenue and I-225, the property provides rapid access to the Denver Metro, Denver International Airport, and Buckley Air Force Base. The suite is turnkey for a SCIF user seeking to avoid the high cost and extended timeline associated with a SCIF buildout.



#### **CONTACT US:**

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### **PROPERTY HIGHLIGHTS**

- Fully accredited SCIF space with ICD-705 and DCID 6/9 ratings
- 4,100 square feet of ICD-705 accredited SCIF space
- Quick access to I-225, I-70, Denver International Airport, and Buckley Air Force Base
- Secure private suite entrance
- Warehouse with roll-up door
- Internal bathrooms, gym, lounge, and bike storage
- New infrastructure from LUMEN is routed directly with no possible compromise to the DMARC room
- Clean electricity filter
- High parking ratio

## PROPERTY DESCRIPTION

ADDRESS 562 Sable Blvd. Aurora Co 80011

YEAR BUILT 1998

PARKING RATIO 4.00/1,000 SF

LOCATION E 32nd Ave Sand Creek Park SABLE ALTURA CHAMBERS Star K Ranch FITZSIMONS TH AURORA IVISION E 13th Ave FIMAR Aurora Del Mar Park CITY CENTER NORTH CENTRETECH E Alameda Ave AURORA HILLS CITY CENTER EXPO PARK E Kentucky Ave E Mississippi Ave SABLE RIDGE E Florida Ave UTAH PARK VILLAGE EAST HORSESHOE PARK HEATHER RIDGE E Iliff Ave FAST RIDGE TARMIGAN NORTH HEATHER GARDENS DAM EAST/WEST

Arapahoe

**RB1** 

COUNTY

ZONING

### **SUITE DESCRIPTION**

SUITE NUMBERS

105 & 250

EST. OP. EXP.

\$7.43/SF

SUITE SIZE

25,148 SF

**AVAILABLE** 

Q4 2023

**LEASE RATE** 

Negotiable

# **DCID 6/9** GYM ICD-705 **SUITE 250** 20,530 SF BIKE **NORTH CONTACT US HUNTER COURTNEY** +1 303 339 2232 hunter.courtney@colliers.com **SUITE 105 JEREMY REEVES** +1 303 283 1375 4,618 SF jeremy.reeves@colliers.com KIT LAB ROLL UP DOOR **NORTH**

### SITE LOCATION & AMENITIES



### AURORA CITY PLACE

Target

PetSmart

Conn's HomePlus

BJ's Restaurant & Brewhouse

Ross Dress for Less

Barnes & Noble

Jamba

**Fatburger** 

Hawaiian Barbecue

Michaels

Starbucks

Sabor Mexican Grill

Raising Cane's Chicken Fingers

Chili's Grill & Bar

**Crumbl Cookies** 

**Cold Stone Creamery** 

Poke Concept

Jimmy John's

Panda Express

Wingstop

### **■ TOWN CENTER AT AURORA**

Town Center at Aurora Shopping Mall In-N-Out Burger

Chick-fil-A

**Hobby Lobby** 

Helga's Haus & Bier Garden

Boss Tea



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