



FOR LEASE

25,148 SF SCIF SUITE

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:

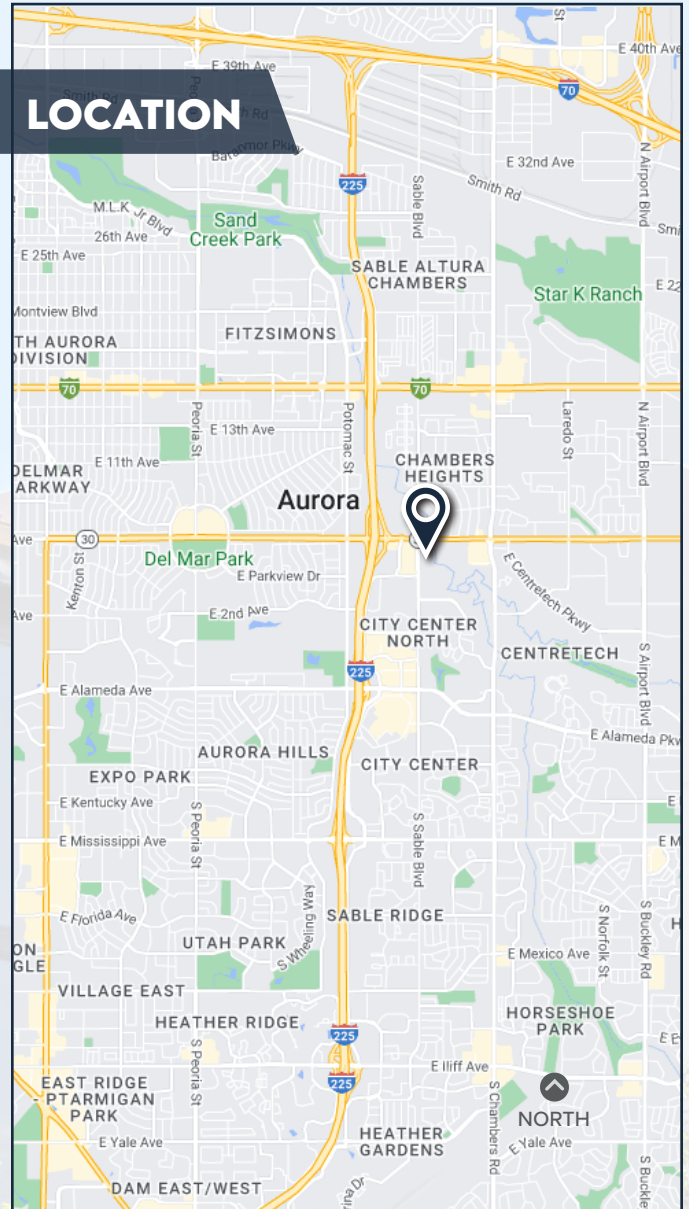
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PROPERTY HIGHLIGHTS

- 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

LOCATION



PROPERTY DESCRIPTION

ADDRESS 562 Sable Blvd. Aurora Co 80011

YEAR BUILT 1998

PARKING RATIO 4.00/1,000 SF

COUNTY Arapahoe

ZONING RB1

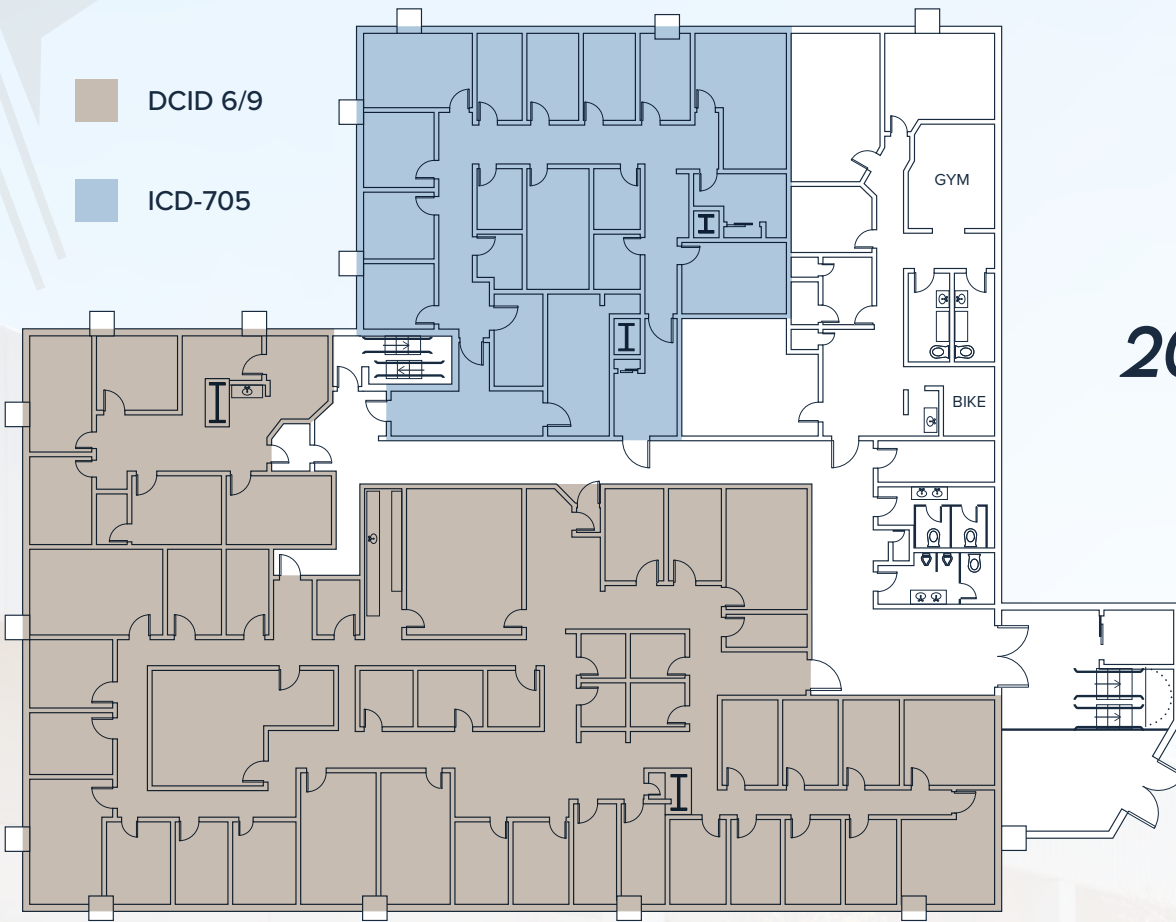
SUITE DESCRIPTION

SUITE NUMBERS	105 & 250	EST. OP. EXP.	\$7.43/SF
SUITE SIZE	25,148 SF	AVAILABLE	Q4 2023
LEASE RATE	Negotiable		

SABLE

DCID 6/9

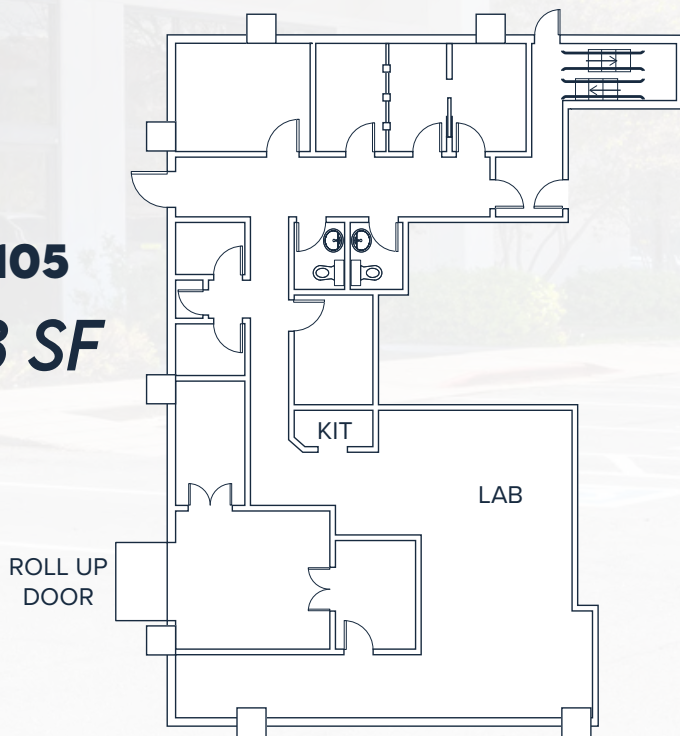
ICD-705



SUITE 250
20,530 SF

◀
NORTH

SUITE 105
4,618 SF



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NORTH



SITE LOCATION & AMENITIES

DOWNTOWN
DENVER



AURORA CITY PLACE

- | | |
|-----------------------------|--------------------------------|
| Target | Starbucks |
| PetSmart | Sabor Mexican Grill |
| Conn's HomePlus | Raising Cane's Chicken Fingers |
| BJ's Restaurant & Brewhouse | Chili's Grill & Bar |
| Ross Dress for Less | Crumbl Cookies |
| Barnes & Noble | Cold Stone Creamery |
| Jamba | Poke Concept |
| Fatburger | Jimmy John's |
| Hawaiian Barbecue | Panda Express |
| Michaels | Wingstop |

TOWN CENTER AT AURORA

- | | |
|-----------------------|----------------------------|
| Town Center at Aurora | Hobby Lobby |
| Shopping Mall | Helga's Haus & Bier Garden |
| In-N-Out Burger | Boss Tea |
| Chick-fil-A | |

AURORA HILLS GOLF COURSE



COURTYARD BY MARRIOTT



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**BROKERAGE
DISCLOSURE**