



BENCHMARK
COMMERCIAL REAL ESTATE



2503 Elmira Street
Aurora, CO 80010



Sublease
\$22/SF NNN

4,776 SF

Expires 1/31/26
Extension Possible



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WELCOME TO YOUR NEW OFFICE OASIS SITUATED IN A PARK LIKE SETTING WITH SECURE PRIVATE PARKING, STRONG HIGH IMAGE IDENTITY AND AN UNBEATABLE LOCATION WITH EASY ACCESS FROM I-70 AND CENTRAL PARK BLVD.

WALK TO MOORHEAD RECREATION CENTER FOR A WORKOUT IN 10 MINUTES OR TO LUNCH AT THE STANLEY MARKETPLACE IN UNDER 6 MINUTES OR JUST DRIVE FROM YOUR PRIVATE LOT IF YOU'RE IN A RUSH.

ONCE INSIDE YOUR SPACE THE CUSTOMIZED LED LIGHTING PACKAGE WILL MIRROR THE EXTERIOR LIGHTING CONDITIONS OR CAN BE TONED/CUED INTO WHATEVER LIGHTING SCHEME BEST SUITS THE NEEDS OF THE WORKDAY. INCLUDES DRIVE IN DOOR AND AUTO LIFT FOR FLEXIBLE ACCESS, STORAGE, AND UTILITY.



**PROPERTY USE**

OFFICE (W/ DRIVE IN DOOR)

**BUILDING SIZE**

4,776 SF

**LOT SIZE**

.60 ACRES

**ZONING**

B-2

**PARKING**

17 SPACES

**SPRINKLER**

WET

**CONSTRUCTION**

MASONRY

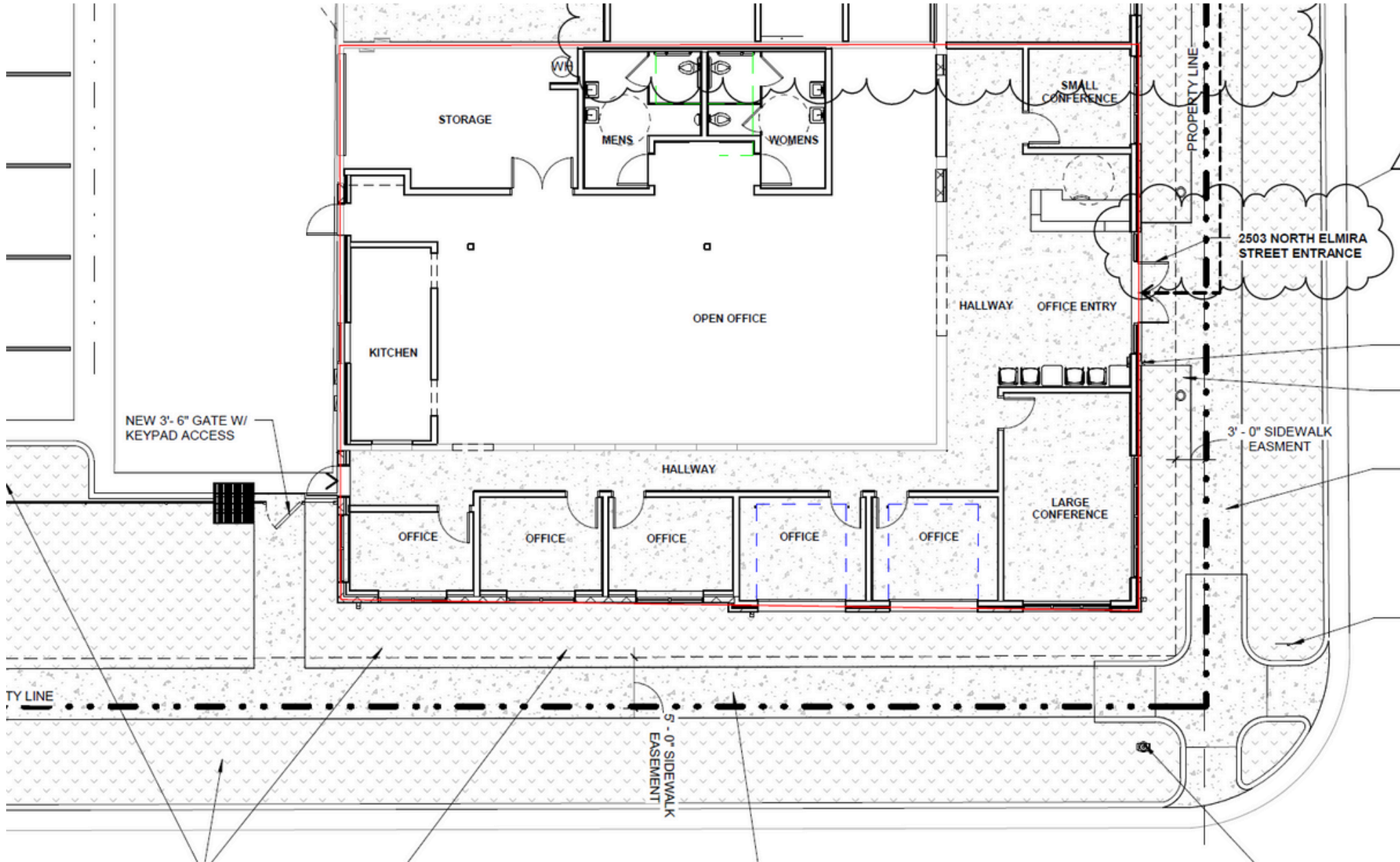
**POWER**

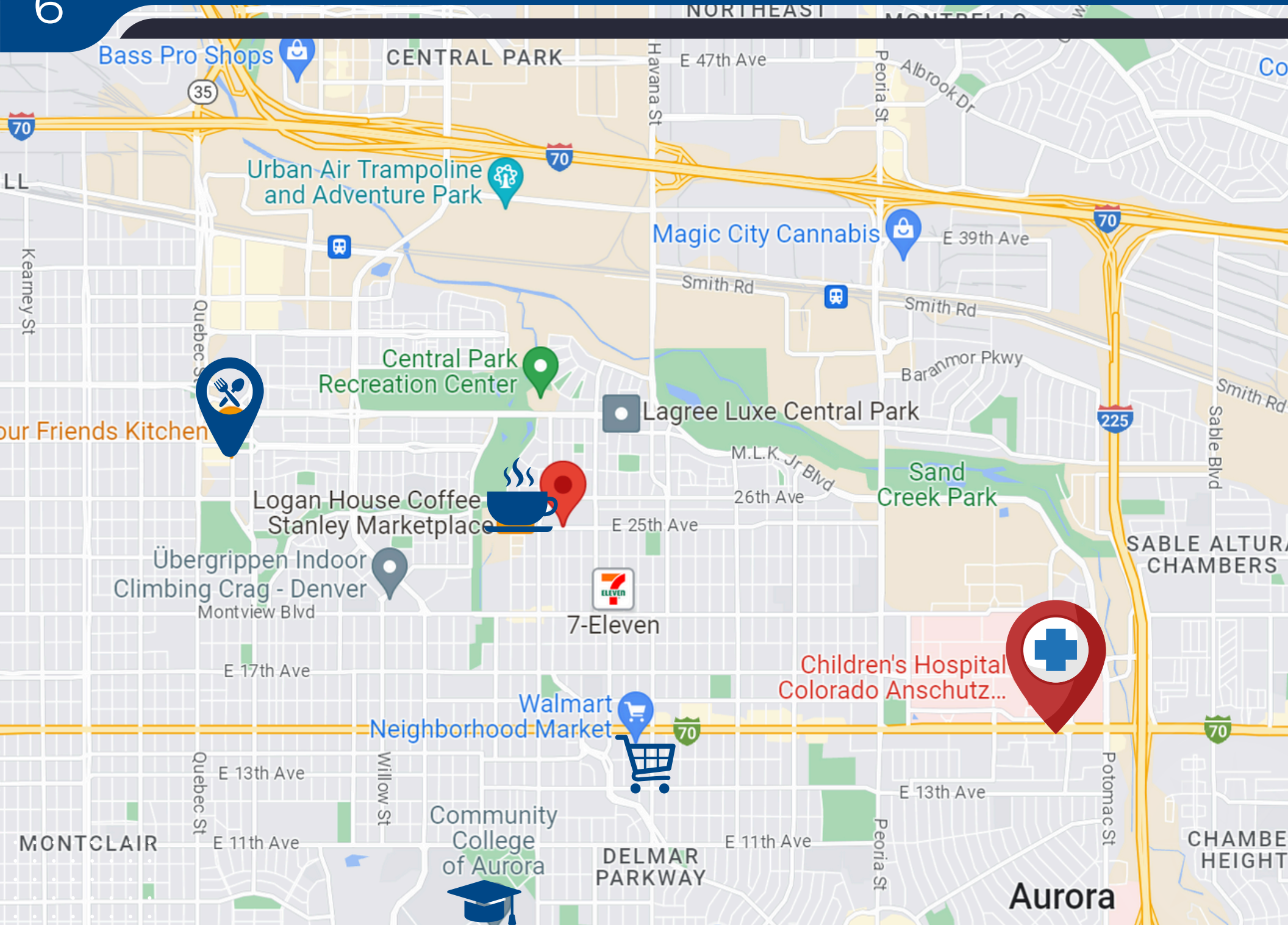
200 AMPS/ 240 VOLTS

**ESTIMATED EXPENSES
INCLUDING UTILITIES**

8.42/SF







Bass Pro Shops

CENTRAL PARK

NORTHEAST

MONTRELL

35

70

70

225

70

Urban Air Trampoline and Adventure Park

Magic City Cannabis

Central Park Recreation Center

Lagrange Luxe Central Park

Sand Creek Park

Logan House Coffee Stanley Marketplace

7-Eleven

Children's Hospital Colorado Anschutz...

Übergrippen Indoor Climbing Crag - Denver

Walmart Neighborhood Market

Community College of Aurora

DELMAR PARKWAY

SABLE ALTURA CHAMBERS

MONTCLAIR

CHAMBER HEIGHTS

Aurora



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CONTACT US

Jason Bollhoefner

303.395.0116

jason@crebenchmark.com

Tanner Mason

303.395.0112

tanner@crebenchmark.com



303.395.0111

www.CREBenchmark.com