

Canal Place

12101 East 2nd Avenue Aurora, CO 80011



FOR LEASE

Tony Miranda

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Property Description

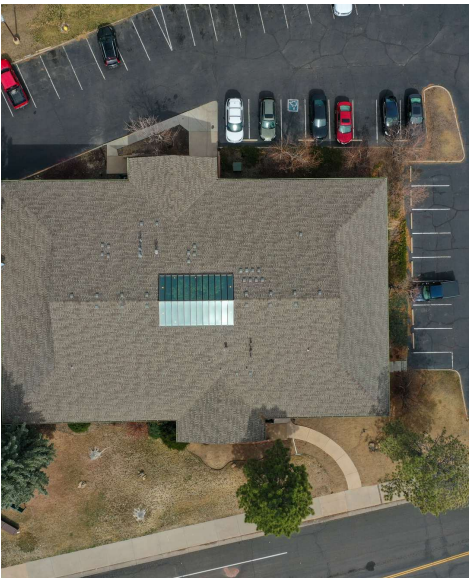
Discover an opportunity at 12101 East 2nd Avenue in Aurora, CO. This property boasts modern, adaptable office spaces designed to accommodate diverse business needs. High-quality finishes, ample natural light, a beautiful indoor atrium, and customizable floor plans provide an ideal environment for productivity and collaboration. Tenants will appreciate the convenience of on-site parking and the professional image projected by the well-maintained exterior. The property offers easy access to major transportation routes, ensuring seamless connectivity for employees and clients. With its superb features and strategic location, this property is ideal for businesses seeking a well-equipped workspace in the Aurora area.

Offering Summary

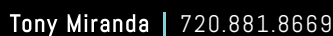
Lease Rate:	\$18.00 - 23.34 SF/yr (Gross)
Number of Units:	5
Available SF:	189 - 2,900 SF
Building Size:	18,762 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	624	1,671	7,093
Total Population	1,868	4,853	20,603
Average HH Income	\$74,481	\$89,690	\$89,105

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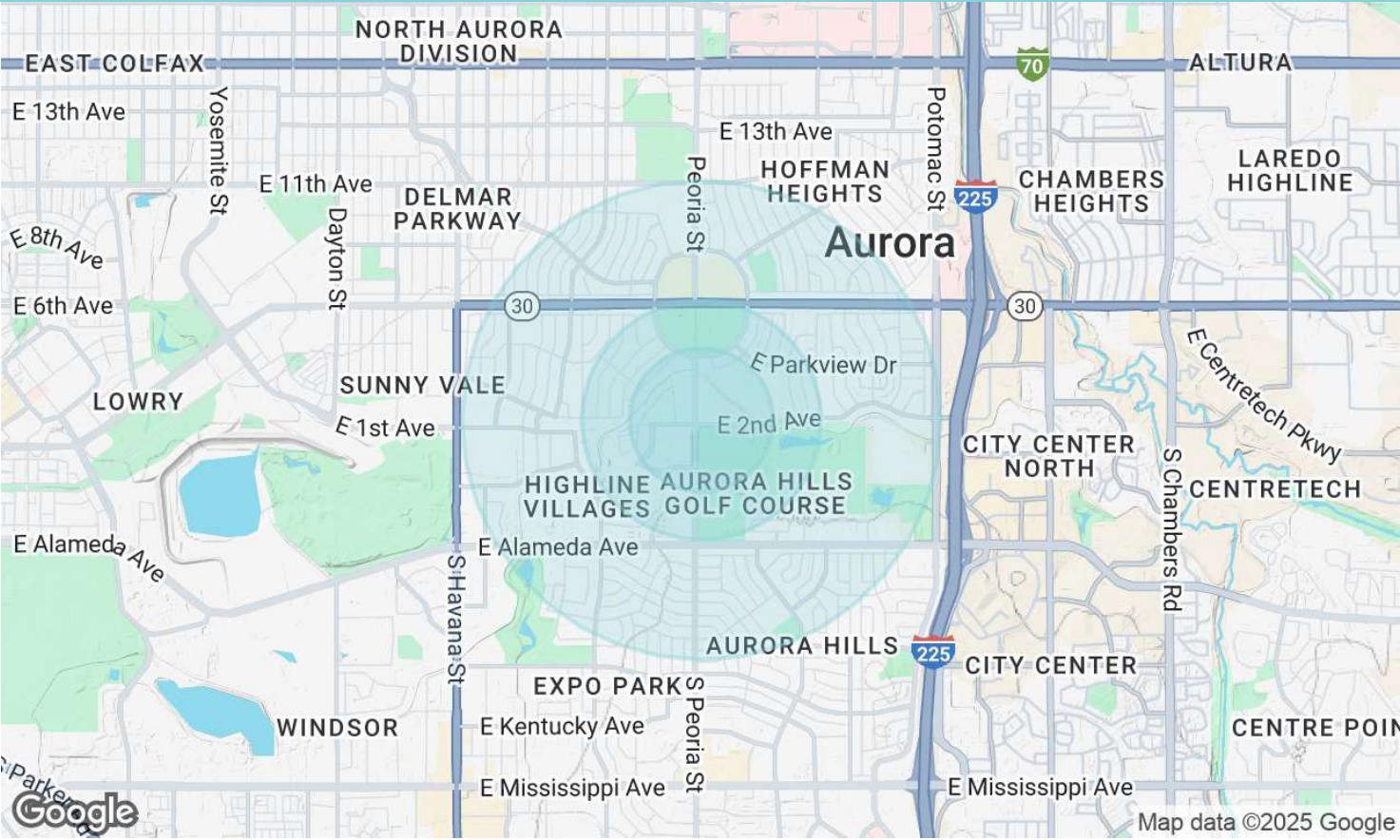


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,868	4,853	20,603
Average Age	35	36	37
Average Age (Male)	33	35	36
Average Age (Female)	36	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	624	1,671	7,093
# of Persons per HH	3	2.9	2.9
Average HH Income	\$74,481	\$89,690	\$89,105
Average House Value	\$390,601	\$440,867	\$457,910

Demographics data derived from AlphaMap



Tony Miranda

Associate Advisor

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Direct: **720.881.8669**

Professional Background

As a communications professional with a passion for problem-solving and relationship-building, Tony quickly discovered a passion for the commercial real estate industry. A graduate from the University of South Carolina, with a bachelor's and master's degree in mass communication and several years in the communications field, he decided to transition his skills and expertise to commercial real estate.

Tony was drawn to the challenges and rewards of helping clients find the right property, negotiate deals, and build successful and lasting partnerships, which has helped sharpen his logistical skills. Armed with a dedicated work ethic and a willingness to learn, Tony has quickly immersed himself in the commercial real estate world.

Through his experience in communications, Tony has developed a unique set of skills that has proven to be invaluable in the commercial real estate industry. His ability to connect with people, manage relationships, and communicate effectively has helped him build a successful career in commercial real estate. Tony has worked with a diverse range of clients, from small business owners to multinational organizations, and has consistently delivered exceptional results.

Today, Tony is proud to be a commercial real estate professional in Colorado, helping clients achieve their real estate goals with a focus on integrity, hard work, and exceptional service. Whether you are looking to buy, sell, or lease commercial property, he is committed to delivering outstanding results and building lasting relationships.

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