



Building Signage Opportunity Visible to I-225 Traffic

YOUR SIGN HERE

13900
@ Iliff Station

AURORA, COLORADO

for sale or lease

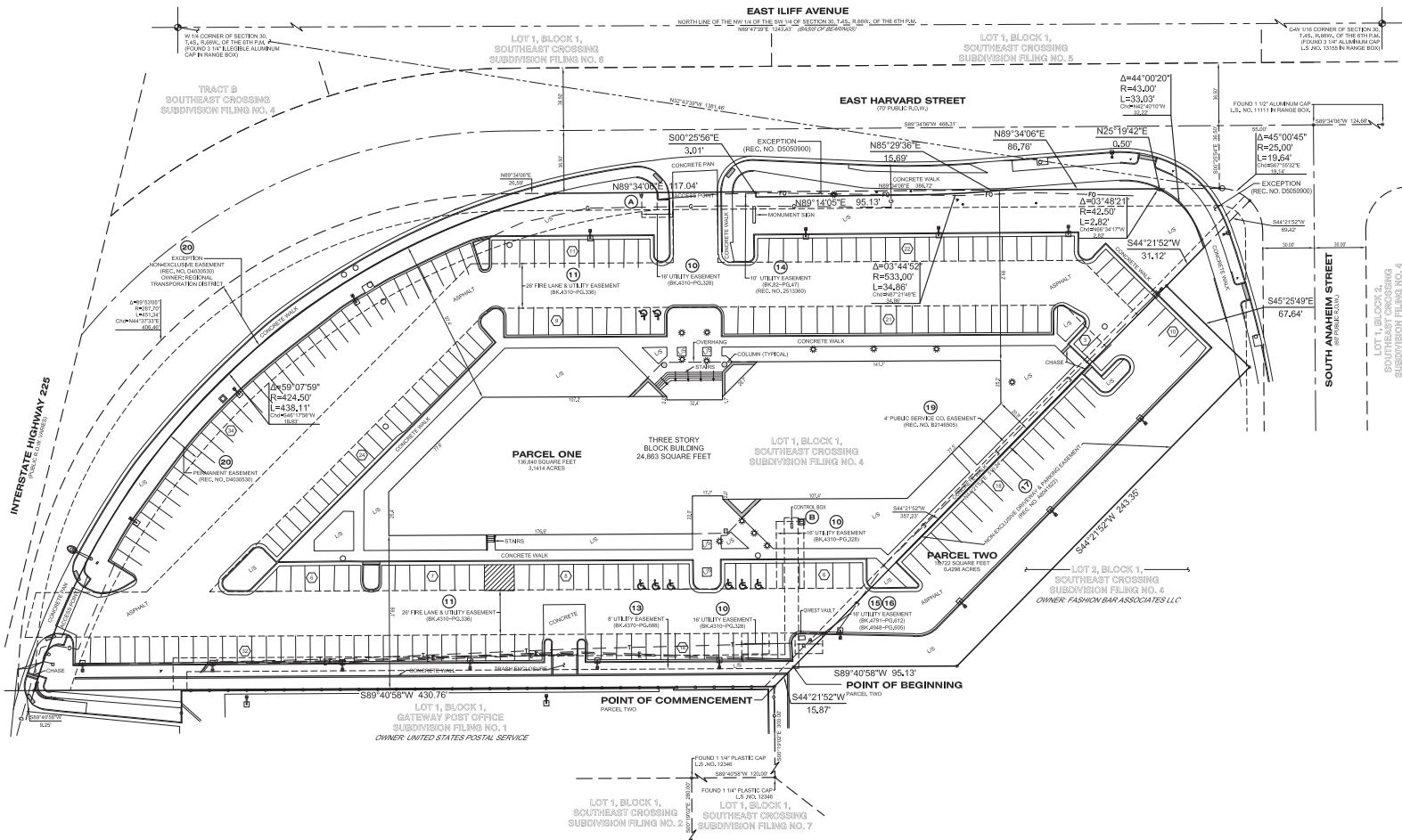
NEWMARK

Property Overview

Address	13900 E Harvard Ave Aurora, CO 80014
Floorplate	25,593 RSF
Total RBA	76,780 SF
Land Size	3.44 Acres
Stories	3
Year Built / Renovated	1986 / 2016
2025 Property Taxes	\$115,100.00/YR
Occupancy	0% Leased
Parking	251 Surface Spaces; Ratio of 3.4/1,000 SF
Structural	Steel Construction
Zoning	PUD, Aurora
Elevators	2 Dover Hydro Cars
Generator	Cummins 250 KW Diesel 277/480V
Building Power	1,200-ampere switchboard, rated for 120/208-volt, 3-phase, 4-wire electrical service
HVAC	4 Trane RTUs that each provide a cooling capacity of 50-tons
Roof Age/Type	60-mil ballasted EPDM membrane/May 2015
Rooftop Income	\$43,000 per annum



Site Plan



Key Features



Access to I-225



Fitness Center with Showers
and Lockers



Training Facility



Furnished



Excellent Condition



Adjacent to Iliff Light Rail Station



Building Signage



Sprinklered



Roof-Mounted Solar Panels



Southeast Denver Office Building for Sale

Secure a standout, move-in-ready asset just steps from the Iliiff Station Light Rail. This three-story, 76,780 SF building on 3.44 acres delivers exceptional accessibility, modernized systems, and a professional image—fully renovated in 2016 and ideal for a headquarters-quality presence (designed by Acquilano). Capitalize on a highly accessible, transit-oriented location with the space, amenities, and visibility to elevate your brand in Aurora, Colorado.



First Floor 25,593 RSF

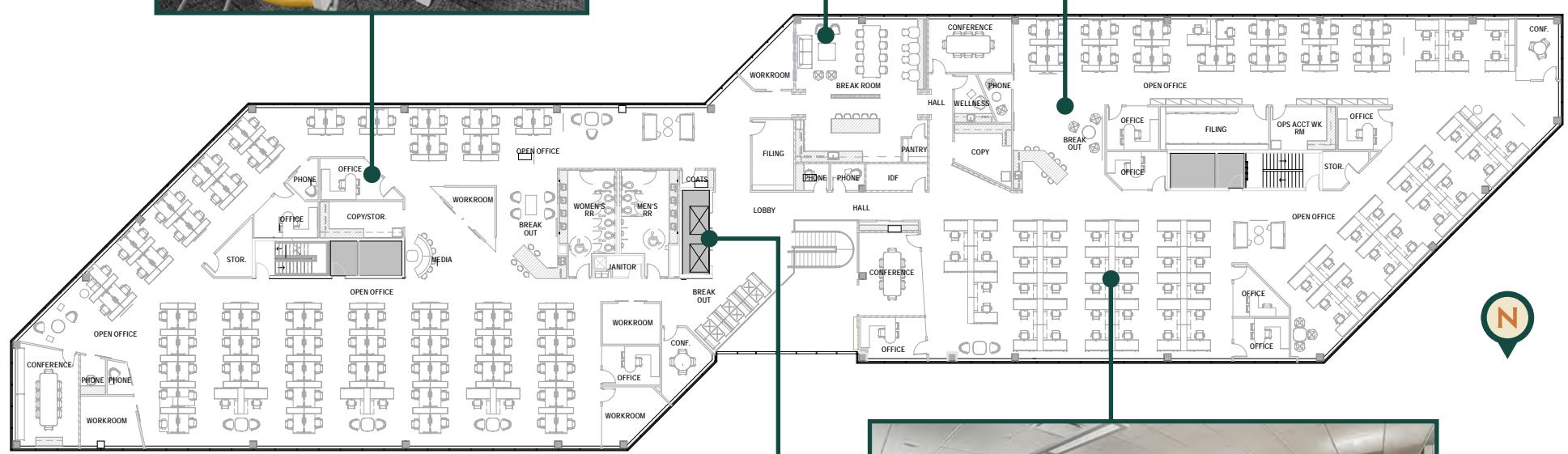
8 Offices, 139 Workstations



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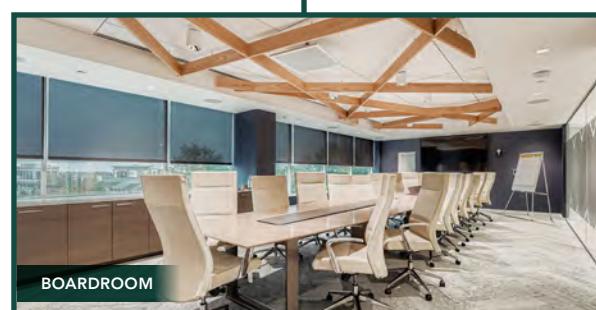
Second Floor 25,593 RSF

9 Offices, 202 Workstations



Third Floor 25,593 RSF

19 Offices, 111 Workstations



13900 @ Iliff Station

AURORA, COLORADO

1 MILE 3 MILES 5 MILES

POPULATION SUMMARY

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	20,402	170,113	423,818
2025-2030 ANNUAL POPULATION GROWTH RATE	0.86%	0.15%	0.19%
2025 TOTAL DAYTIME EMPLOYEE POPULATION	22,127	146,518	358,734

HOUSEHOLD SUMMARY

	1 MILE	3 MILES	5 MILES
2025 HOUSEHOLDS	9,935	68,747	170,280
2025 AVERAGE FAMILY SIZE	2.93	3.21	3.23

2025 HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD INCOME	\$87,390	\$100,634	\$111,271

2025 OWNER OCCUPIED HOUSING UNITS BY VALUE

	1 MILE	3 MILES	5 MILES
AVERAGE HOME VALUE	\$443,665	\$530,548	\$585,652

MEDIAN AGE

	1 MILE	3 MILES	5 MILES
2025	47.8	37.3	36.9

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