

# Marketplace Towers

3033-3025 SOUTH PARKER ROAD  
AURORA, COLORADO 80014



**MENASHE**  
PROPERTIES

TOWER II  
3033 S PARKER ROAD

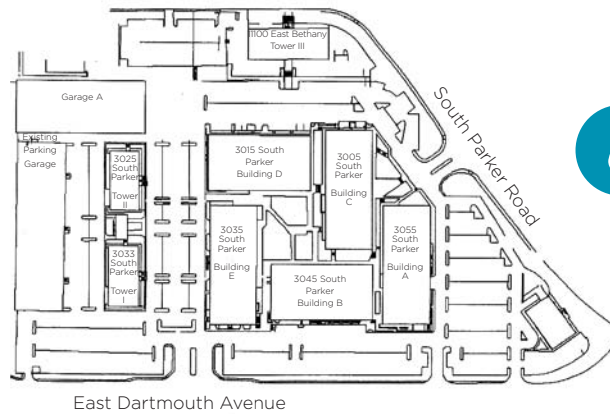


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## SITE PLAN



<b>Tower I</b>	145,001 RSF
<b>Tower II</b>	145,046 RSF
<b>Tower III</b>	63,235 RSF
<b>Building A</b>	34,247 RSF
<b>Building B</b>	50,321 RSF
<b>Building C</b>	42,000 RSF
<b>Building D</b>	37,014 RSF
<b>Building E</b>	52,273 RSF

<b>Total Project Size</b>	568,000 RSF in 8 buildings
<b>Floors</b>	12 in Towers I and II
<b>Year Built</b>	1981 (Renovated in 2007)
<b>Parking Ratio</b>	3.8 : 1,000 with 25% covered parking
<b>Building Access</b>	24 hours a day, 7 days a week via key card
<b>Building Hours</b>	6:00 AM - 6:00 PM Monday - Friday 8:00 AM - 1:00 PM Saturday

## PROJECT INFORMATION





## PROPERTY FEATURES

- Class A building
- Restaurants and outdoor seating
- Mountain and downtown views
- Spec suites with furniture available
- Abundant covered parking
- Conference facilities with the capacity to hold 50 people
- Fitness center with showers and lockers
- 24/7 security surveillance
- Transwestern Property Management
- Two (2) RTD bus stops at the project

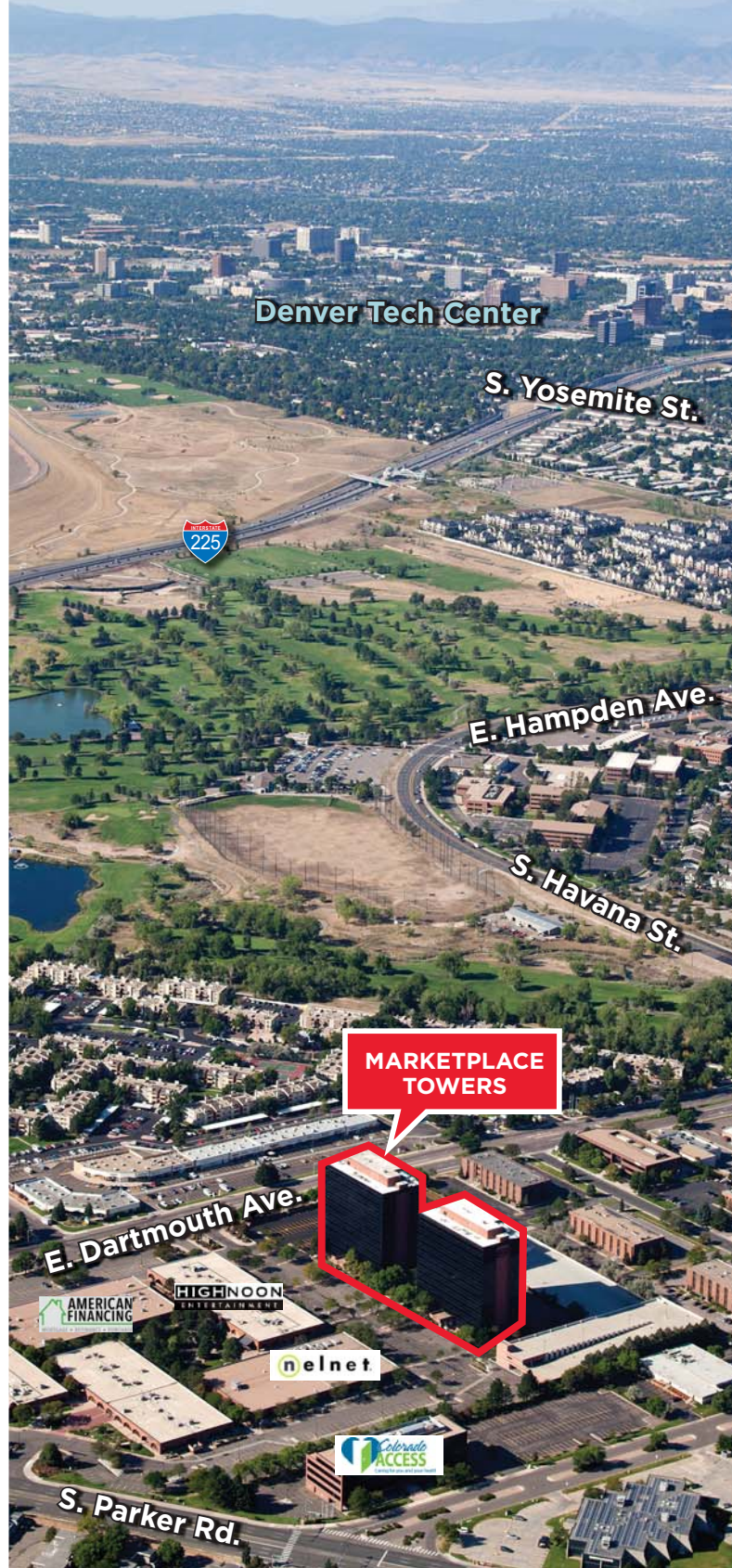


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## NEARBY RESTAURANTS

- Tokyo Joe's
- Five Guys
- The Bent Noodle
- Olive Garden
- Sam's No. 3
- Smashburger
- Subway
- Thai Basil
- Moe's Original BBQ
- Mr. Panda



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