



# Medicine

University of Colorado Medicine  
13199 East Montview Boulevard • Aurora, CO 80045

## 75,000 Rentable SF Adjacent to Anschutz Medical Campus

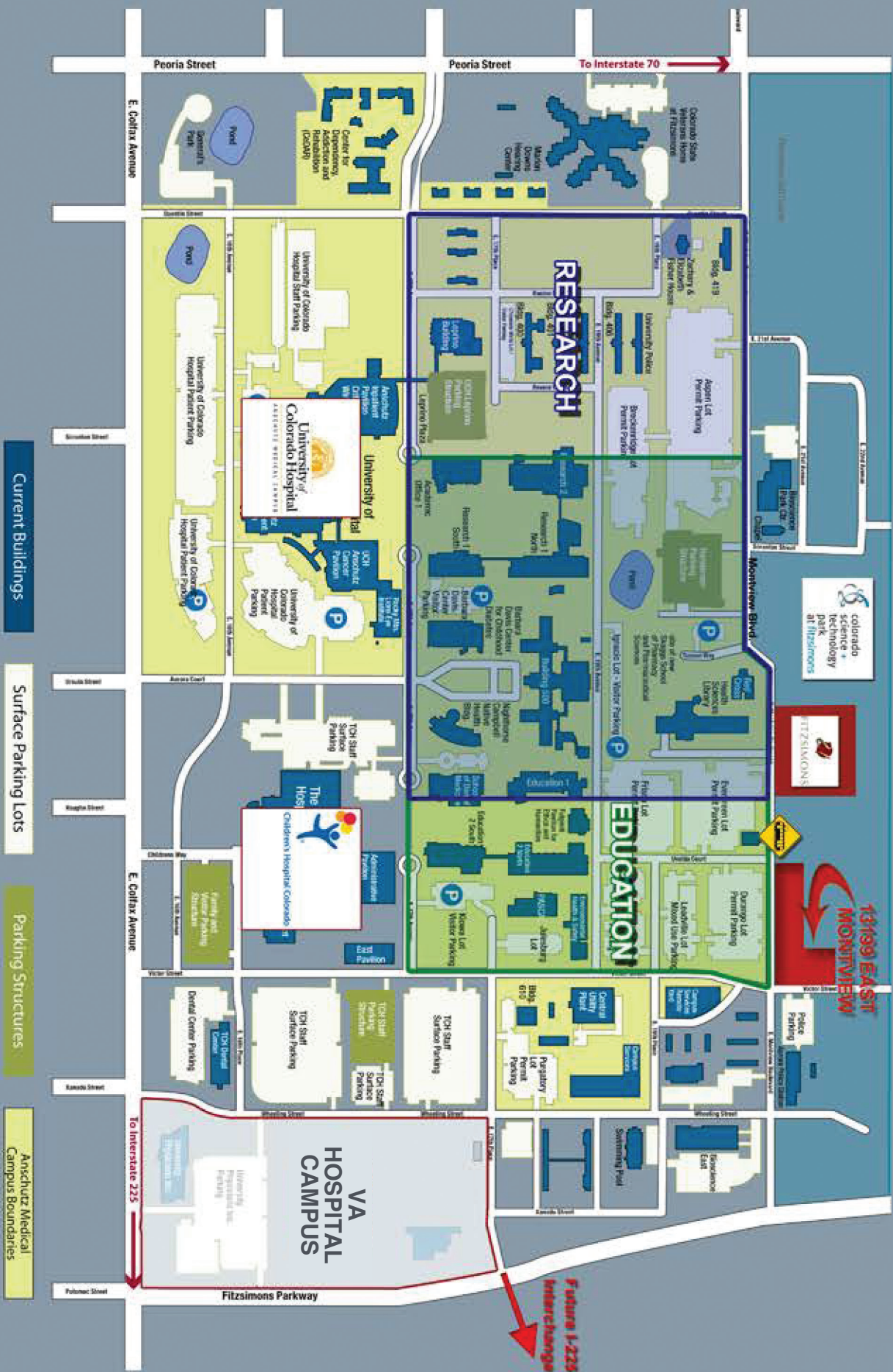


### NOW LEASING

Contact for Information  
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**COLORADO SCIENCE + TECHNOLOGY PARK AT FITZSIMMONS**  
Adjacent to top-rated Schools of Medicine,  
Pharmacy, Nursing & Dentistry  
High concentration of top-tier life science talent  
15 minutes from Denver International Airport &  
Downtown Denver  
Quick, easy access to Interstate highways

**UNIVERSITY OF COLORADO  
ANSCHUTZ MEDICAL CAMPUS**  
\$2 billion, 3.4 million gross square feet of education,  
patient care and research space



# IMMEDIATE OCCUPANCY

## FEATURES

6-story, 184,700 rentable square feet

Up to 30,000 contiguous square feet of rentable space

Not for Profit Tenants Preferred

Large, efficient floor plates

LEED Gold Certified

Structured parking available

## AMENITIES

Immediately adjacent to Anschutz Medical Campus

Network connection for University affiliates

Direct access via new I-225 interchange

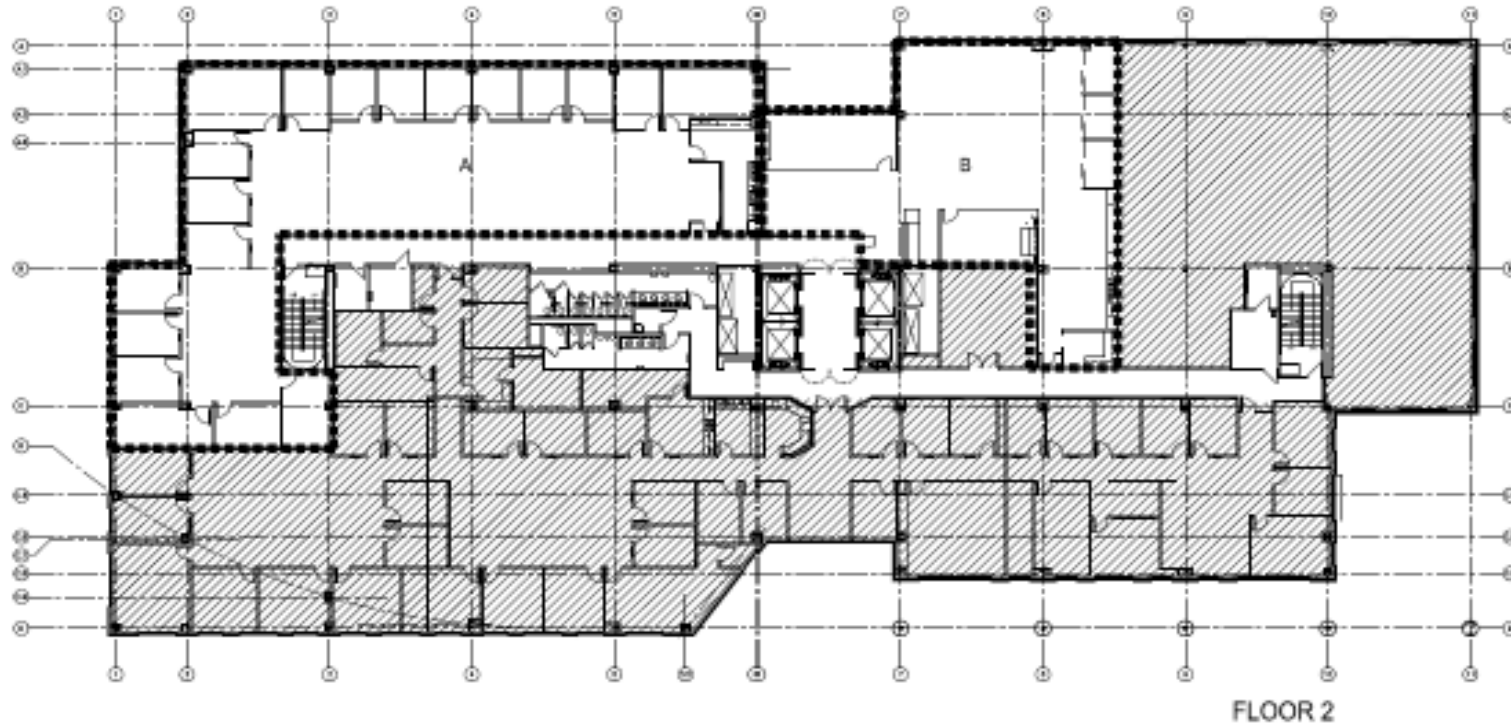
Shared conference room and break room

Large outdoor courtyard

Monument signage available

Steps to light rail station

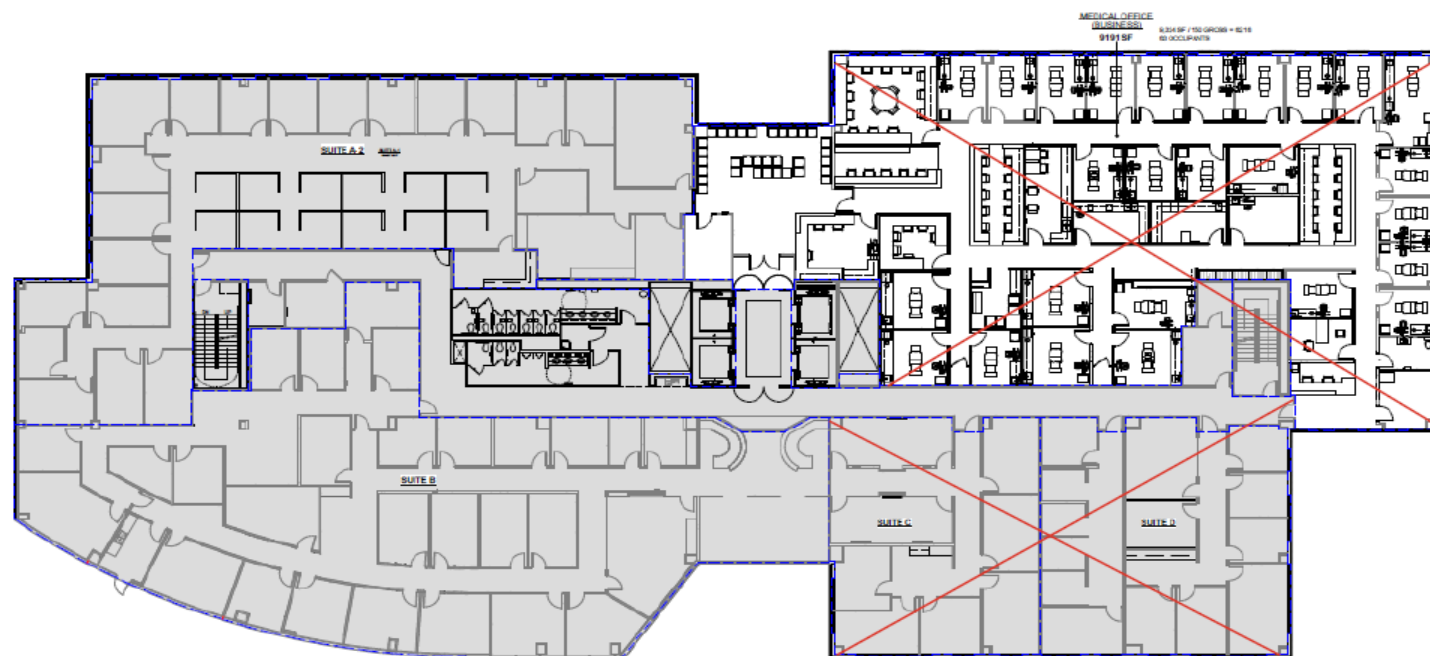
Adjacent to 21 Fitzsimons retail



RENTABLE SQUARE FOOTAGE:

A: 7,195

B: 3,981



RENTABLE SQUARE FOOTAGE:

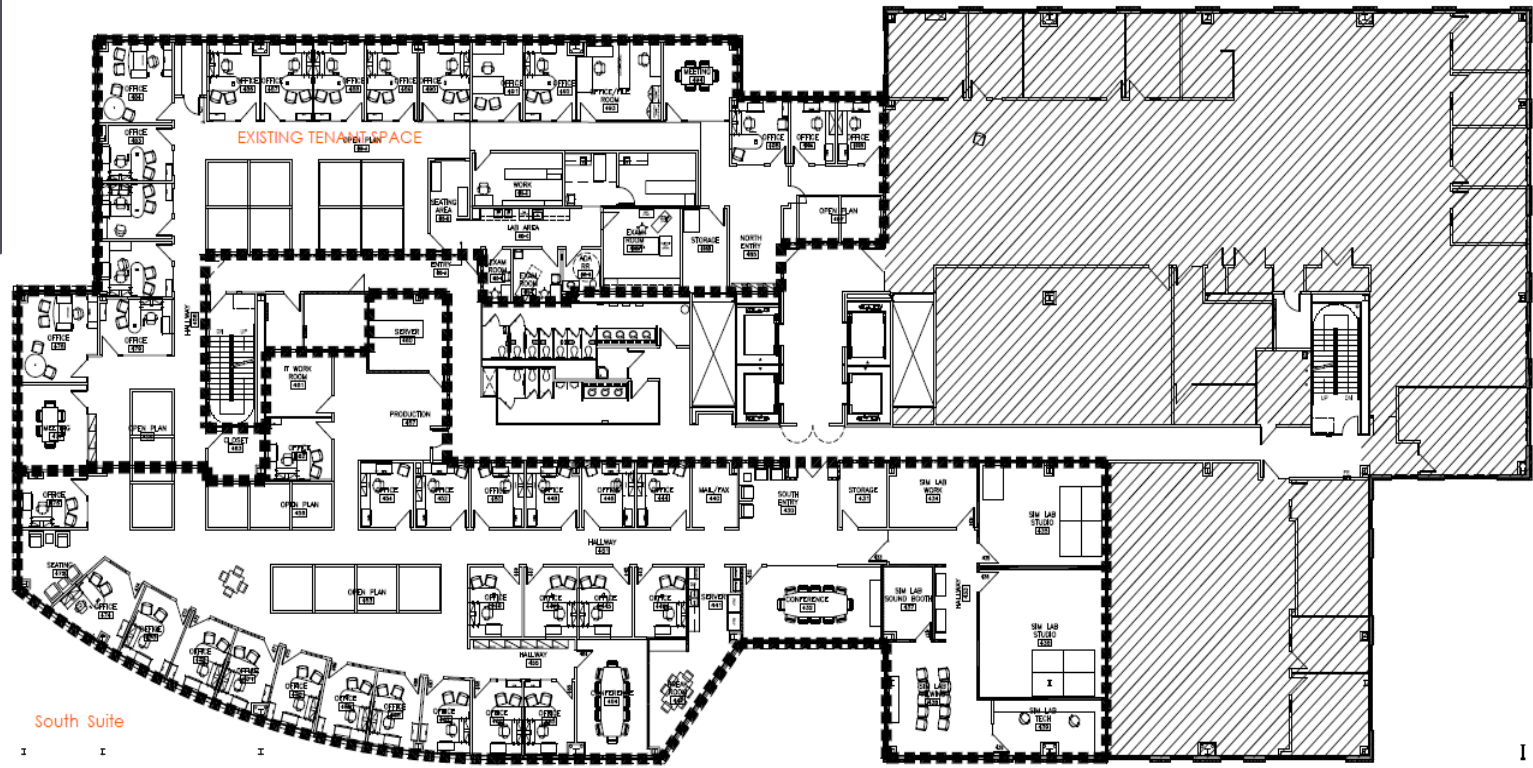
A: 6,087

B: 8,843



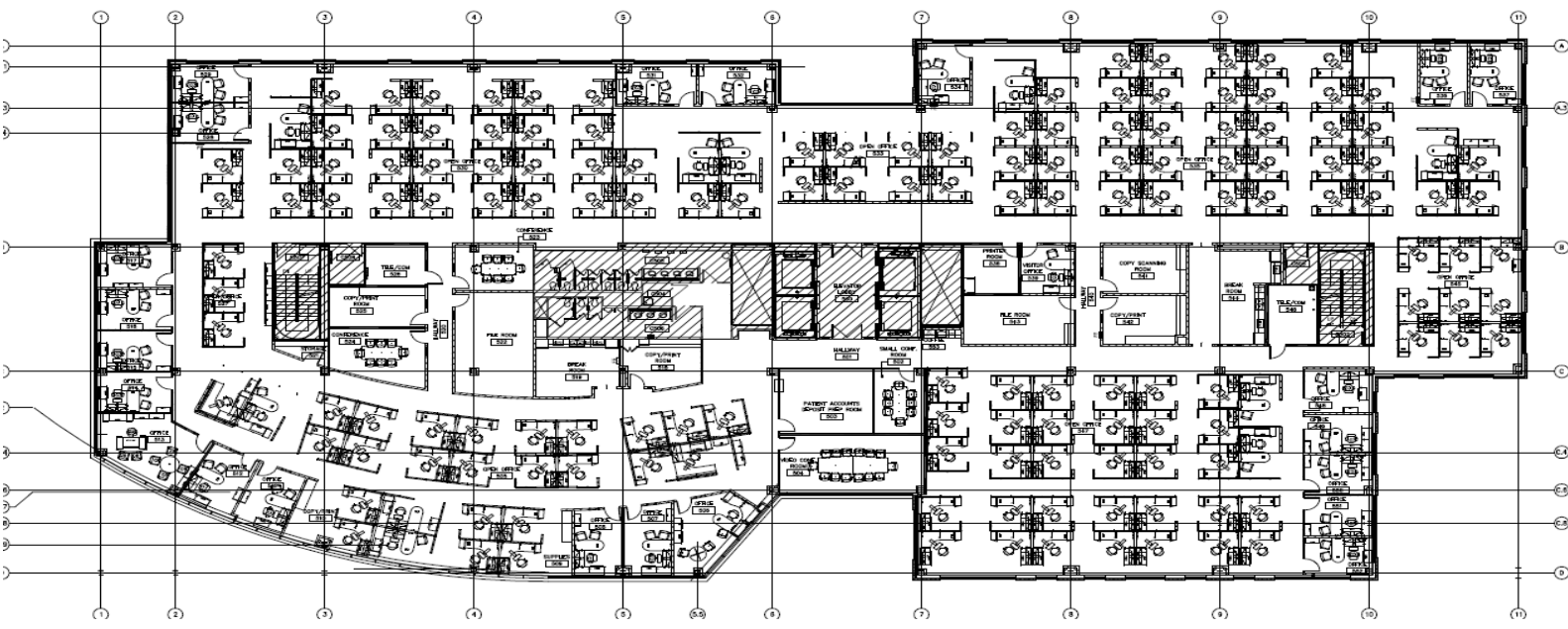
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SOUTH SUITE: Approx. 9,798 USF / 11,218 RSF



FLOOR 4

RENTABLE SQUARE FOOTAGE:  
15,000



FLOOR 5

RENTABLE SQUARE FOOTAGE:  
32,000



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