



DENVER, CO
80231

FOR SALE OR LEASE
9900 E ILLIFF AVE

CBRE

THE OFFERING

9900 E Iliff Ave is a ±51,000 SF, 2-story office building for sale or lease in Denver, Colorado. The building sits on a 4.10 acre site and is located at the crossroads of S. Parker Road and E. Iliff Ave.

With close proximity to Village on the Park and Gardens on Havana shopping centers, this location offers convenient access to multiple dining and shopping options. The property offers monument and building signage opportunities visible on an intersection garnering traffic from over 60,000 vehicles per day.

9900 E Iliff Ave is a perfect solution for a business seeking unbeatable visibility and a convenient location.



EXCEPTIONAL
VISIBILITY



ACCESS TO KEY
TRAFFIC ROUTES



WALKABLE
AMENITIES





PROPERTY OVERVIEW

| | |
|----------------------------|---------------------------|
| Address | 9900 E. Iliff Avenue |
| Market/Submarket | Aurora |
| Gross SF | 51,000 SF |
| Lot Size | 4.10 Acres |
| Year Built | 2003 |
| Occupancy | Single Tenant |
| Operating Expenses & Taxes | \$9.40 (2025 Est.) |
| County | Denver County |
| Zoning | B2; Neighborhood Business |



2 STORY
BUILDING



204 SURFACE
PARKING
SPACES



OUTDOOR
PATIO



QUICK ACCESS
TO MAJOR
THROUGHWAYS



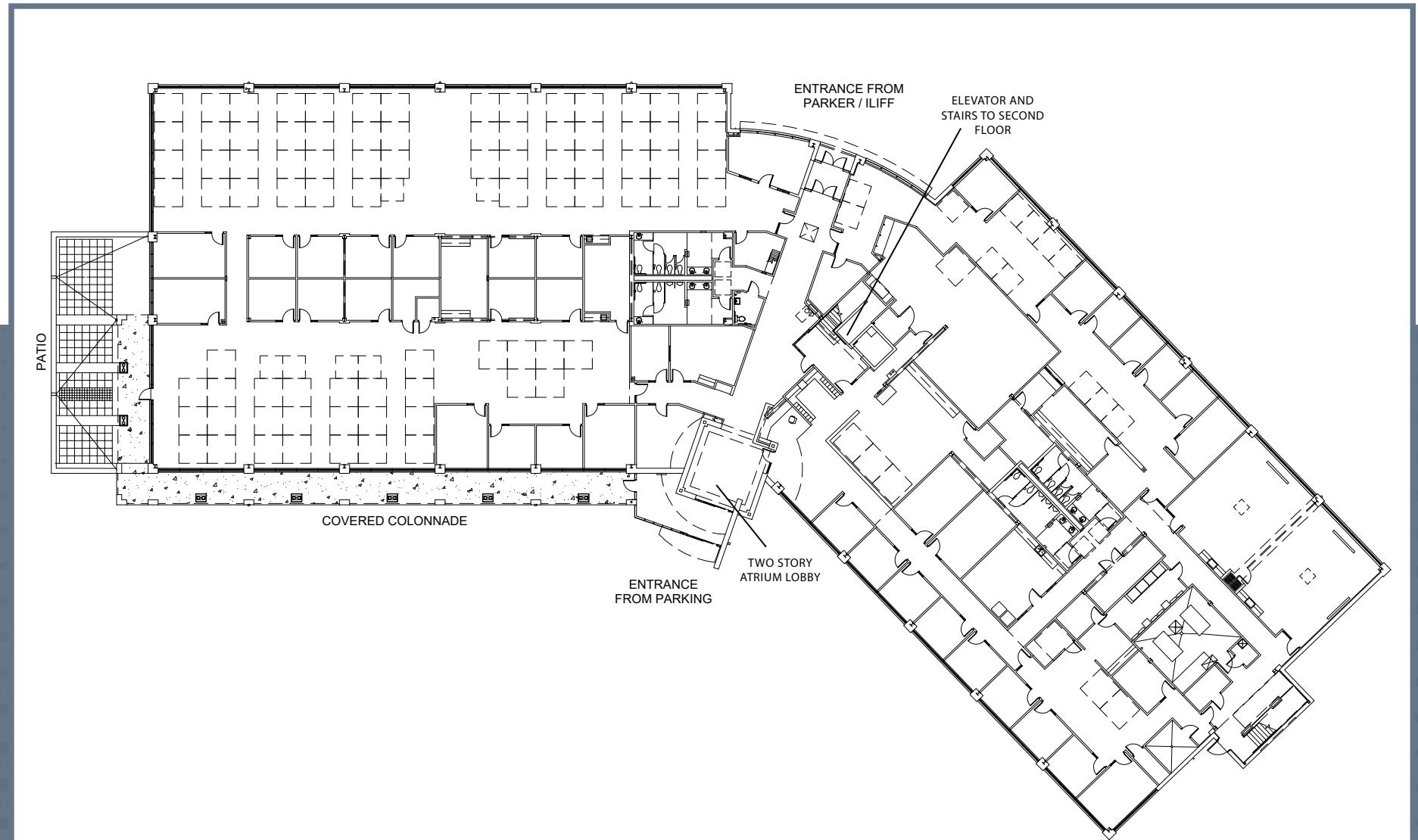
RTD BUS
SERVICE ALONG
BOTH CROSS
STREETS



VISIBILITY TO
62K+ VPD

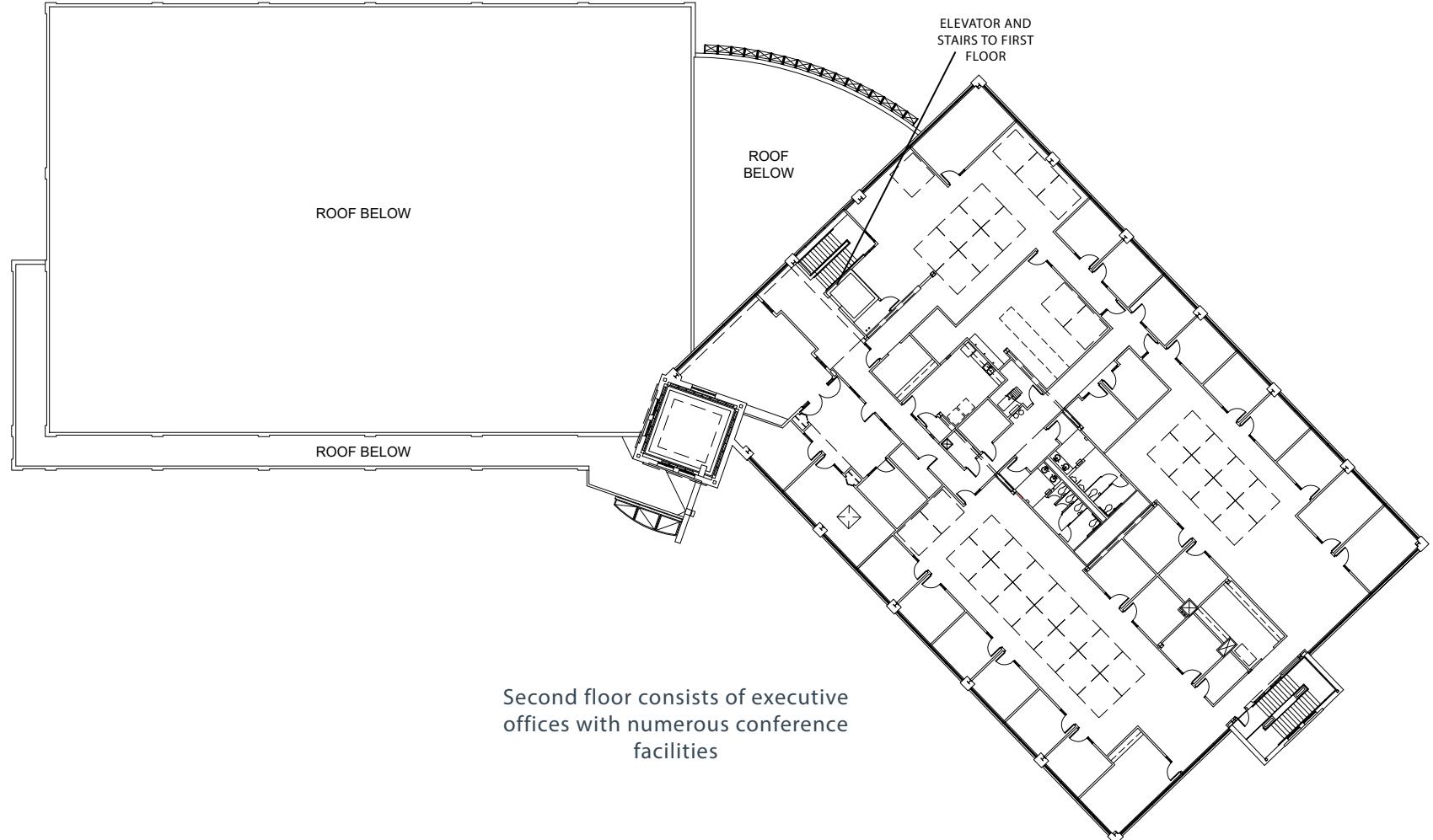
FLOOR PLAN

First Floor - 34,700 Gross SF



FLOOR PLAN

Second Floor - 16,200 Gross SF



UNBEATABLE TRAFFIC COUNTS, UNPARALLELED VISIBILITY



NEARBY AMENITIES



Restaurants

Retail

Transportation

TWO STORY ATRIUM LOBBY ENTRANCE



UPGRADED OFFICE SPACE WITH LED LIGHTING



UNOBSTRUCTED MOUNTAIN VIEWS



EXPANSIVE OUTDOOR PATIO SPACE





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