



# FOR LEASE - OFFICE/WAREHOUSE

## 14,480 SF W/ Abundant Parking

17600 E Exposition Dr. Unit A | Aurora, CO 80017

OWN  
ER

DOWNTOWN  
AURORA

ANSCHUTZ  
(BIG EMPLOYERS)

AURORA HILLS

CITY CENTER  
NORTH

225

225

AIRPORT BLVD

ALAMEDA PKWY

BRISTON VILLAGE  
APARTMENTS

VANGUARD CLASSICAL  
SCHOOL

NORTHROP  
GRUMMAN

ARTERRA PLACE  
APARTMENTS

NORTHROP  
GRUMMAN

AVAILABLE  
SUITE

## Heavy Power, Abundant Parking

### CONTACT:

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EXECUTIVE VICE PRESIDENT

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**EARL DUFFY**

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UNIQUE PROPERTIES

400 S. BROADWAY

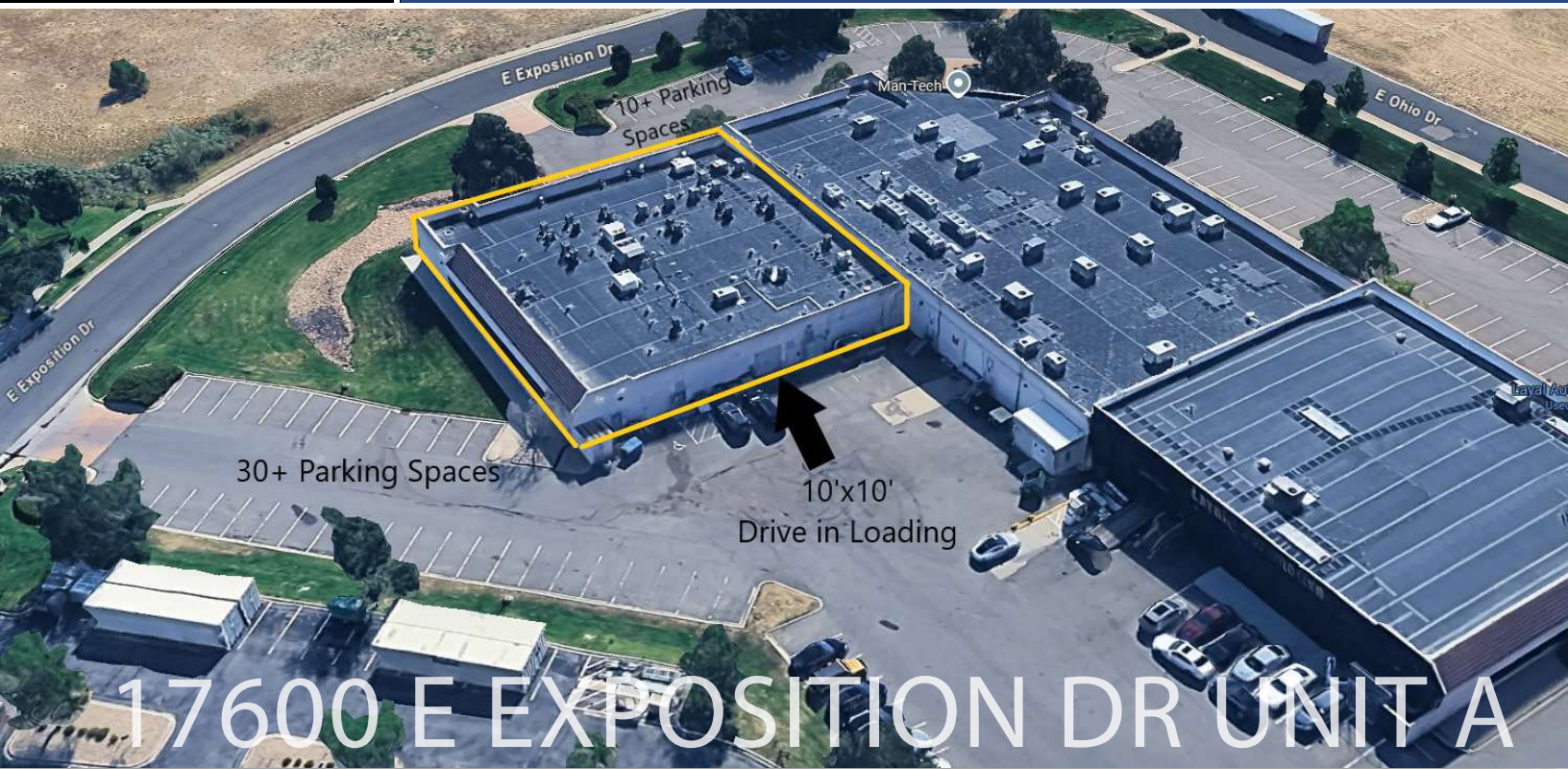
DENVER, CO 80209

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## OFFERING SUMMARY

<b>Available SF:</b>	14,480 sf
<b>Lease Rate:</b>	\$7.95/SF/YR (NNN)
<b>Est. NNN:</b>	\$5.00/SF
<b>Parking:</b>	Abundant
<b>Power:</b>	800 Amp 3PH (TBV)
<b>City/County</b>	Aurora/Arapahoe
<b>Sprinkled:</b>	Yes, Wet System
<b>Zoning:</b>	PUD, Aurora

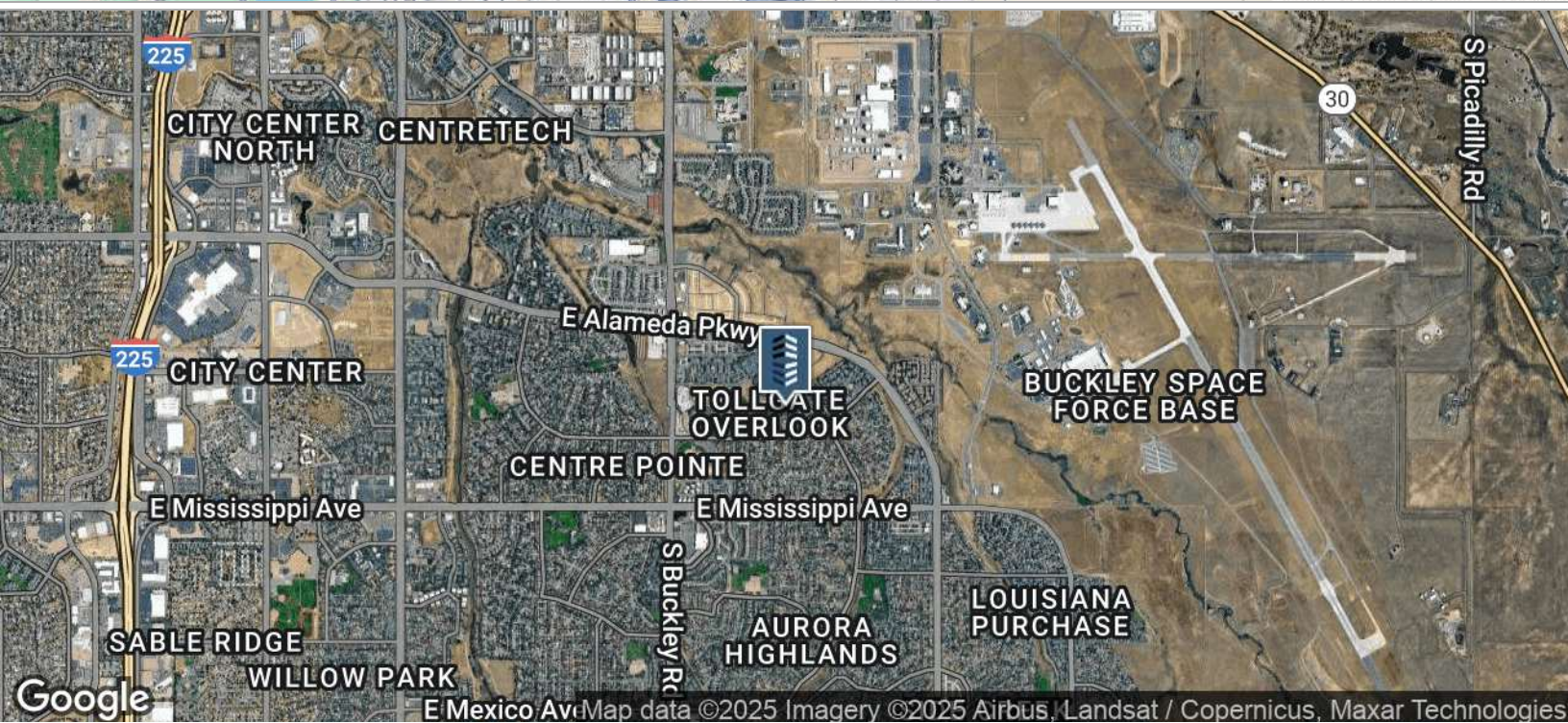
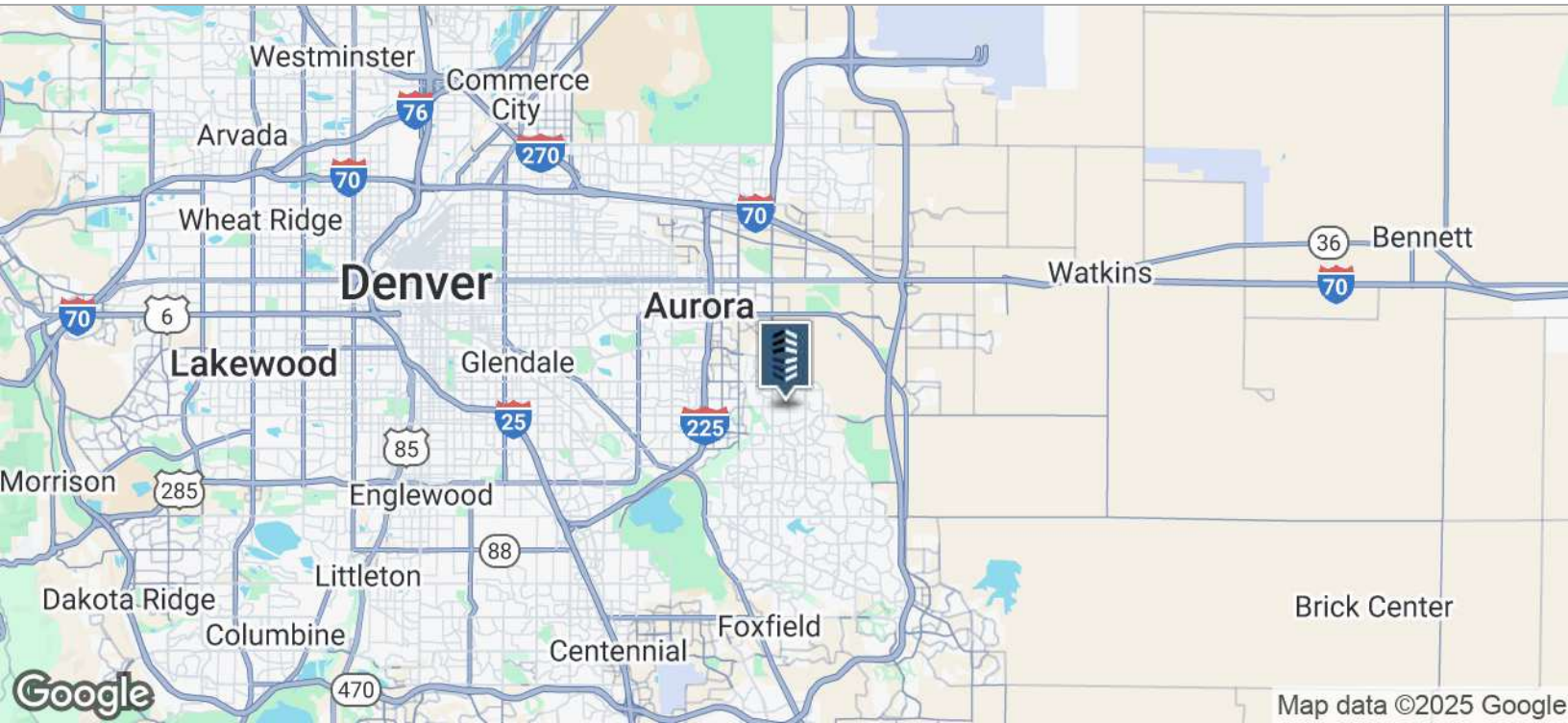
## PROPERTY HIGHLIGHTS

- Currently an MMJ Operation - Landlord would consider another MMJ use for the right Tenant
- Potential yard area
- Fully Sprinklered
- 40+ Total Parking Spaces
- HEAVY POWER - 800 amps/3 phase (TBV)
- Entirely temp controlled
- Fiber connectivity
- Ideal for warehousing, service companies, showroom uses, data and IT uses, to name a few
- Current tenant has a reversion clause; space can be delivered as standard warehouse









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