

for lease

BUILDING FEATURES:

LOCATION: 10651 E. Bethany Dr.
Aurora, Colorado

BUILDING SIZE: 7,740 SF

AVAILABLE SPACE: 7,740 SF

LEASE RATE: **\$5.95/SF Gross**
if lease signed by
August 31, 2009
All building
expenses included

FLOORS: Three (3)

PARKING: 30 Spaces

YEAR BUILT: 1978

COMMENTS:

- * Easy access via I-225 or I-25 (Parker Road or Hampden Avenue)
- * Abundant retail and restaurant amenities in Area
- * Signage available (building/monument)

AVAILABILITY:

| <u>FLOOR</u> | <u>SIZE</u> | <u>DESCRIPTION</u> |
|--------------|-------------|--|
| 1st | 2,580 SF | 2 restrooms, 2 open areas (10 work stations) conference room, reception, 5 offices |
| 2nd | 2,580 SF | 2 restrooms, 2 open areas, 7 offices |
| 3rd | 2,580 SF | 2 restrooms, reception area, full kitchen, 6 offices, open area |

**PRICE
REDUCED**

\$5.95/SF
Full Service



FOR MORE INFORMATION, PLEASE CONTACT

Rick Giarratano
Mike Lindquist

1873 S. Bellaire Street
Suite 1200
Denver, Colorado 80222
T 303.765.4344
F 303.226.4770


fairbairn
COMMERCIAL
www.denverofficespace.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your