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## BUILDING FEATURES:

**LOCATION:** 10651 E. Bethany Dr.  
Aurora, Colorado

**BUILDING SIZE:** 7,740 SF

**AVAILABLE SPACE:** 7,740 SF

**LEASE RATE:** **\$4.95/SF GRISS**  
**FIRST YEAR RATE**  
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)
- \* Great opportunity for single user (will divide)

## 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**

**\$4.95/SF**  
**Full Service**



**FOR MORE INFORMATION, PLEASE CONTACT**

  
**fairbairn**  
COMMERCIAL  
[www.denverofficespace.com](http://www.denverofficespace.com)

**Rick Giarratano**  
**Mike Lindquist**

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

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