

# FOR LEASE

## CLOCK TOWER

14201 - 14291 E. 4TH AVENUE, AURORA, COLORADO

- Premier Aurora Business Park
- Great Visibility
- Excellent access to I-225 and 6th Avenue
- Walking distance to Aurora City Place with retail and restaurant amenities
- Close proximity to the new Fitzsimmons development
- **NEWLY FINISHED SPEC SUITES**
- Newly renovated vacancies and common area with upgraded finishes throughout
- Common area conference room



**NEW FINISHES ♦ NEW SPEC SUITES ♦ NEW RATES**

### Building Specifications

|                      |                   |
|----------------------|-------------------|
| Total Square Feet:   | 123,212 SF        |
| Number of Buildings: | Seven (7)         |
| Available Space:     | 37,481 SF         |
| Smallest Contiguous: | 294 SF            |
| Full Floor:          | 6,112 SF          |
| Number of Stories:   | Three (3)         |
| Parking:             | 5:1,000           |
| Lease Rates:         | \$12.00 - \$14.00 |



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## AVAILABILITY

### BUILDING 1

| SUITE                        | SIZE                |
|------------------------------|---------------------|
| <del>100</del> <b>LEASED</b> | <del>573</del> sf   |
| <del>103</del> <b>LEASED</b> | <del>679</del> sf   |
| <del>370</del> <b>LEASED</b> | <del>1,992</del> sf |
| <del>380</del> <b>LEASED</b> | <del>1,268</del> sf |
| 224                          | 586 sf              |
| 360                          | 1,045 sf            |

### BUILDING 2

| SUITE                        | SIZE                |
|------------------------------|---------------------|
| <del>226</del> <b>LEASED</b> | <del>394</del> sf   |
| <del>315</del> <b>LEASED</b> | <del>423</del> sf   |
| <del>340</del> <b>LEASED</b> | <del>1,376</del> sf |
| 100                          | 1,268 sf            |
| 225                          | 780 sf              |

### BUILDING 3

| SUITE                        | SIZE                |
|------------------------------|---------------------|
| 130                          | 603 sf              |
| <del>334</del> <b>LEASED</b> | <del>808</del> sf   |
| 220                          | 1,014 sf            |
| <del>310</del> <b>LEASED</b> | <del>1,048</del> sf |
| <del>210</del> <b>LEASED</b> | <del>1,256</del> sf |
| 135                          | 1,423 sf            |
| 138                          | 2,103 sf            |
| 300                          | 2,359 sf            |
| 200                          | 2,978 sf            |
| 335                          | 380 sf              |

### BUILDING 5

| SUITE                        | SIZE                |
|------------------------------|---------------------|
| 320                          | 294 sf              |
| <del>300</del> <b>LEASED</b> | <del>2,952</del> sf |

### BUILDING 4

| SUITE                        | SIZE                |
|------------------------------|---------------------|
| <del>100</del> <b>LEASED</b> | <del>686</del> sf   |
| 120                          | 759 sf              |
| 320                          | 956 sf              |
| <del>110</del> <b>LEASED</b> | <del>1,250</del> sf |

### BUILDING 6

| SUITE | SIZE     |
|-------|----------|
| 320   | 5,908 SF |

### BUILDING 7

| SUITE | SIZE     |
|-------|----------|
| 100   | 5,890 sf |
| 300   | 5,890 sf |
| 200   | 6,112 sf |



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