

Country Club Park



Lease Rates:
\$12.00-\$14.00

**Suites Ranging
From:**
500- 7,901 SF

PLEASE CONTACT:

Mike Lindquist
Rick Giarratano
1873S. Bellaire Street
Suite 1200
303.765.4344
www.denverofficespace.com

Address: 2260 & 2280 S. Xanadu Way
Aurora, Colorado 80014

Complex Size: 73,912 SF (2 buildings)

Available Space: 27,621 RSF

Parking: 3.34:1,000 SF (surface & covered)

Year Built: 1980

BUILDING AMENITIES

- Close proximity to I-225
- Common conference room
- Reserved covered parking
- Spectacular mountain and golf course views
- Well maintained courtyard with water feature
- Abundant retail and restaurant amenities within walking distance



fairbairn
COMMERCIAL

Country Club Park



Country Club Park at Heather Ridge . . . Right on golf course . . . Mere seconds to I-225 access ramps . . . perfect for CPA's, attorneys, medical and health professionals, marketing and advertising firms, financial and insurance advisors, non-profits and start-ups . . . Choose from brand new suites ranging in size of less than 500 sq. ft. to nearly 8,000 sq. ft. . . . Rental rates as low as \$12.00 per sq. ft. . . . Free rent is offered. . . . Free use of common area conference and training center. . . . Enjoy the expansive courtyard with its floral and water displays and picnic area.

AVAILABILITY

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2260 S. XANADU WAY

<u>SUITE</u>	<u>SIZE</u>
240	7,901 RSF
245	1,801 RSF
250	1,819 RSF
260	1,004 RSF
270	1,074 RSF
275	2,909 RSF

2280 S. XANADU WAY

<u>SUITE</u>	<u>SIZE</u>
106	1,537 RSF
230	924 RSF
240	2,571 RSF
320	1,332 RSF
350	1,116 RSF
370	1,327 RSF
380	2,306 RSF

