

FOR LEASE



Aurora Corporate Plaza is a 336,000 square foot, Class A, office park located in the heart of the Aurora office market. The project is comprised of five office buildings spread over 30 beautifully landscaped acres, providing today's corporate office user with cost-effective office space; featuring efficient floor plates, on-site management, ample amenities, and generous surface parking.

Call for Competitive rates and flexible terms. Space available now!

MARKET COMMISSIONS PAID

The complex is located one mile west of I-225 at the corner of East Iliff Avenue and South Peoria Street, offering convenient access to downtown Denver, the Denver Tech Center and Denver International Airport.



Kyle Cañcioli 12200 E. Iliff Ave., Suite 101. Aurora, CO 80014
main 303-752-3700, fax 303-752-1508 email awynne@coloradosantafe.com

Site Plan



For Leasing Info:

Kyle Cascioli

12200 E. Iliff Ave., Suite 101

Aurora, CO 80014

303-752-3700 Main

303-752-1508 Fax

awynne@coloradosantafe.com



Location: East Iliff and South Peoria, Aurora, CO
Availability: Phase I

Building	SF Avail.	Suite #
Bldg A	12,357	400
	5,735	100/101
	4,507	102
	1,160	103
	1,463	106
Bldg B	29,749	400
	17,509	300/304/308
Bldg C	5,382	204
	2,956	202
	1,066	100
	1,734	101
	1,730	103 Leased
	3,470	107
Bldg E	Phase II	
	7,058	200
	2,487	205
	2,067	101
	2,170	103
	2,100	106
	1,858	150 Leased
Phase III (proposed)		Building
Peoria & Iliff		III



Sq. Ft. 105,000
Floors 3

Year

Completed: Phase -I - 1983 / Phase II - 1985

Ceiling

Height: 8 feet, 6 inches

Common Area

Factors: 4% to 15% depending on floor and building

Building

Manager: Connie O'Murray, RPA
Colorado & Santa Fe Real Estate

Parking:

Phase I & II offer free surface parking with a ratio of 4 per 1,000 rentable square feet.

Standard

Bldg. Hours: 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 12:00p.m. Saturday. After hours services are available

Electrical

Service: 5.0 watts per rentable square foot

HVAC:

DX-VAV split systems with two air handlers, four main zones per floor

Energy

Management: Andover EMS System

Security:

Card key access supplemented by a courtesy patrol.

Elevators:

Nine Dover Hydraulic passenger elevators.

Property

Highlights:

- Convenient on-site delicatessen
- On-site property management & day porter
- Large common conference room
- Ample surface parking
- Beautiful campus setting
- Contemporary lobbies
- Large flexible floor plates
- Numerous nearby restaurants
- Strong local ownership
- Great access to I-225
- 15 Min from DIA