



FOR LEASE

Aurora Corporate Plaza



Total Project Size: Five (5) buildings totalling approximately 332,000 SF

Location: Southeast corner of Iliff Avenue and Peoria Street

City and County: Aurora/Arapahoe

Highway Access: Iliff Avenue and I-225; Parker Road and I-225

Parking: Surface Parking - Approximately 4:1,000 SF

Lease Rate: Market Rates/Negotiable

Expenses: Base year expense stop

T.I. Allowance: Negotiable

Term: Typically 3-5 years (longer terms available)

Services Included: Full service lease, including five-day-a-week janitorial, utilities, insurance, trash removal, etc.

Available SF: Ranging from 735 SF to approx. 80,000 SF

Floorplates: up to 21,000 SF

Date Available: Immediately

Special Features:

- BOMA's 1991 Suburban Business Park "Building of the Year" in Denver metro area
- Fortune 1000 corporate tenant mix
- On-site delicatessen
- On-site travel agency
- Project's abundance of exterior landscaped common areas promote relaxing atmosphere within formal business setting
- Strong and responsive ownership
- On-site management and leasing

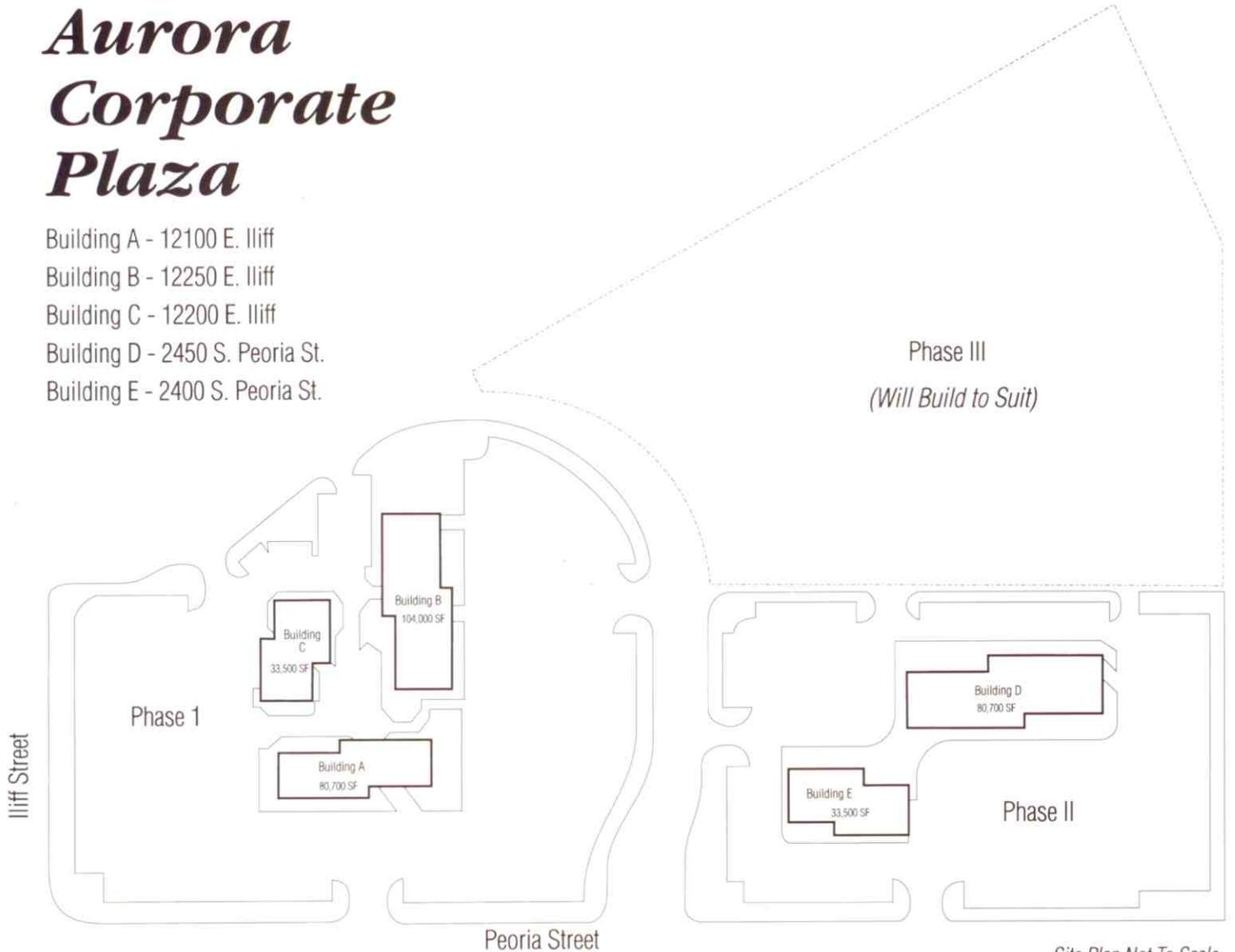
Dan Burke 628-7435	Contact: Kyle Cascioli 752-3700	Garrick Olson 628-7451
-----------------------------------	--	---------------------------------------

PRUDENTIAL PLAZA • 1050 SEVENTEENTH STREET • SUITE 800 • DENVER, COLORADO 80265 • (303) 628-7400

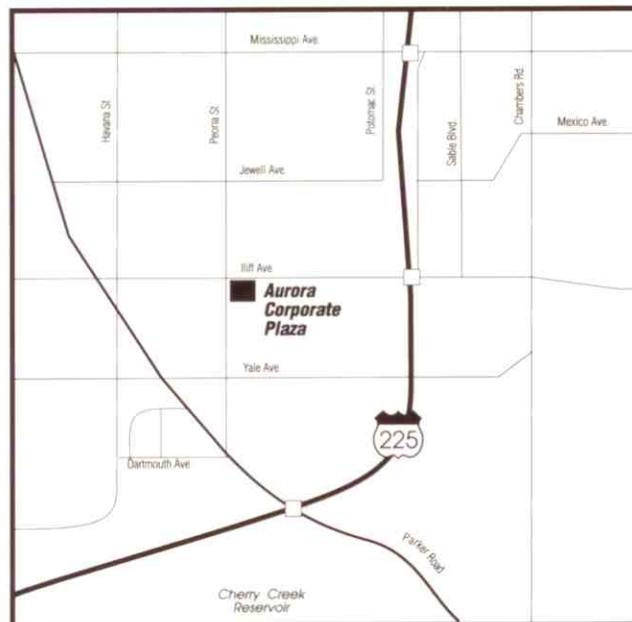
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are 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 satisfaction the suitability of the property for your needs.

Aurora Corporate Plaza

- Building A - 12100 E. Iliff
- Building B - 12250 E. Iliff
- Building C - 12200 E. Iliff
- Building D - 2450 S. Peoria St.
- Building E - 2400 S. Peoria St.

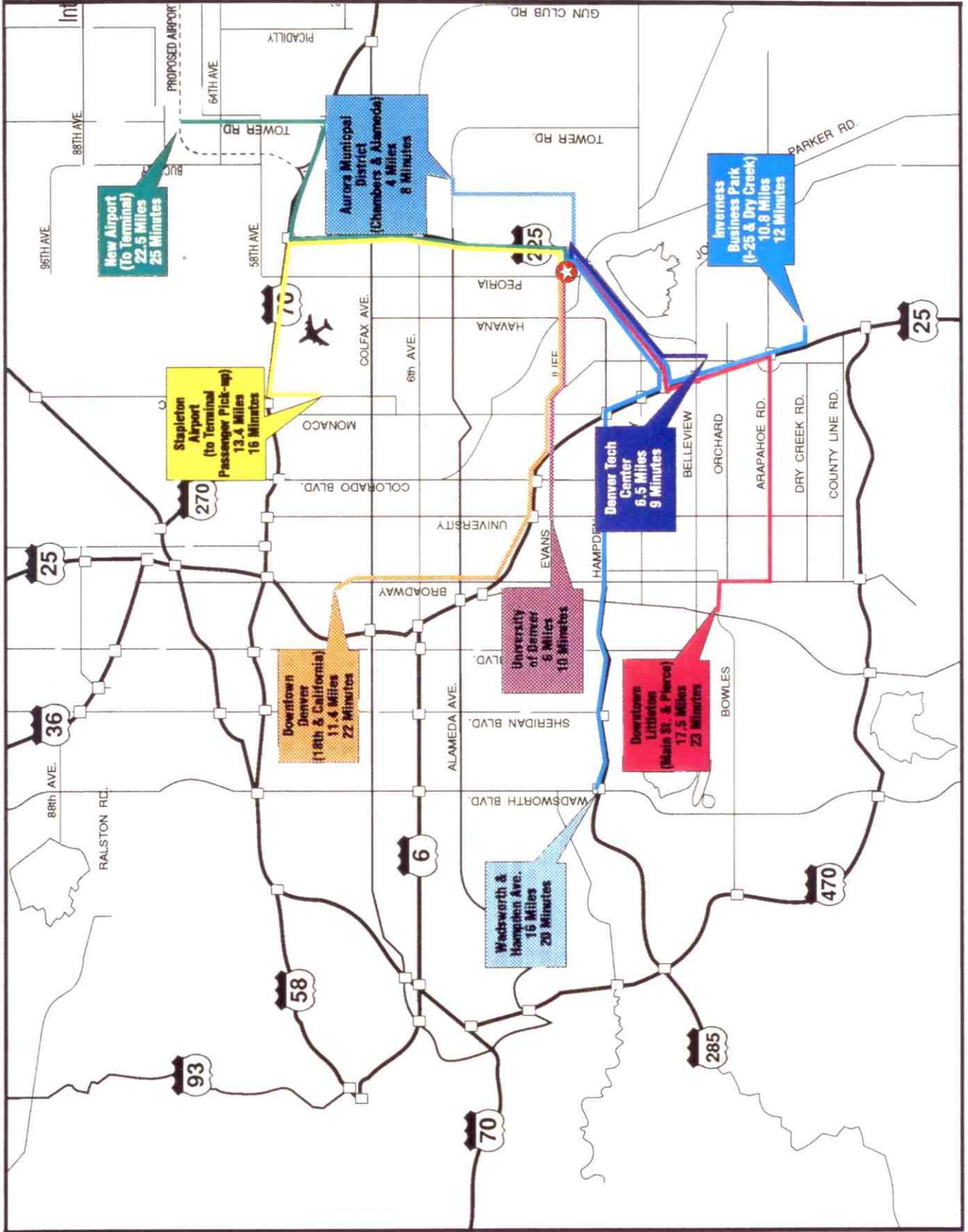


Site Plan Not To Scale.



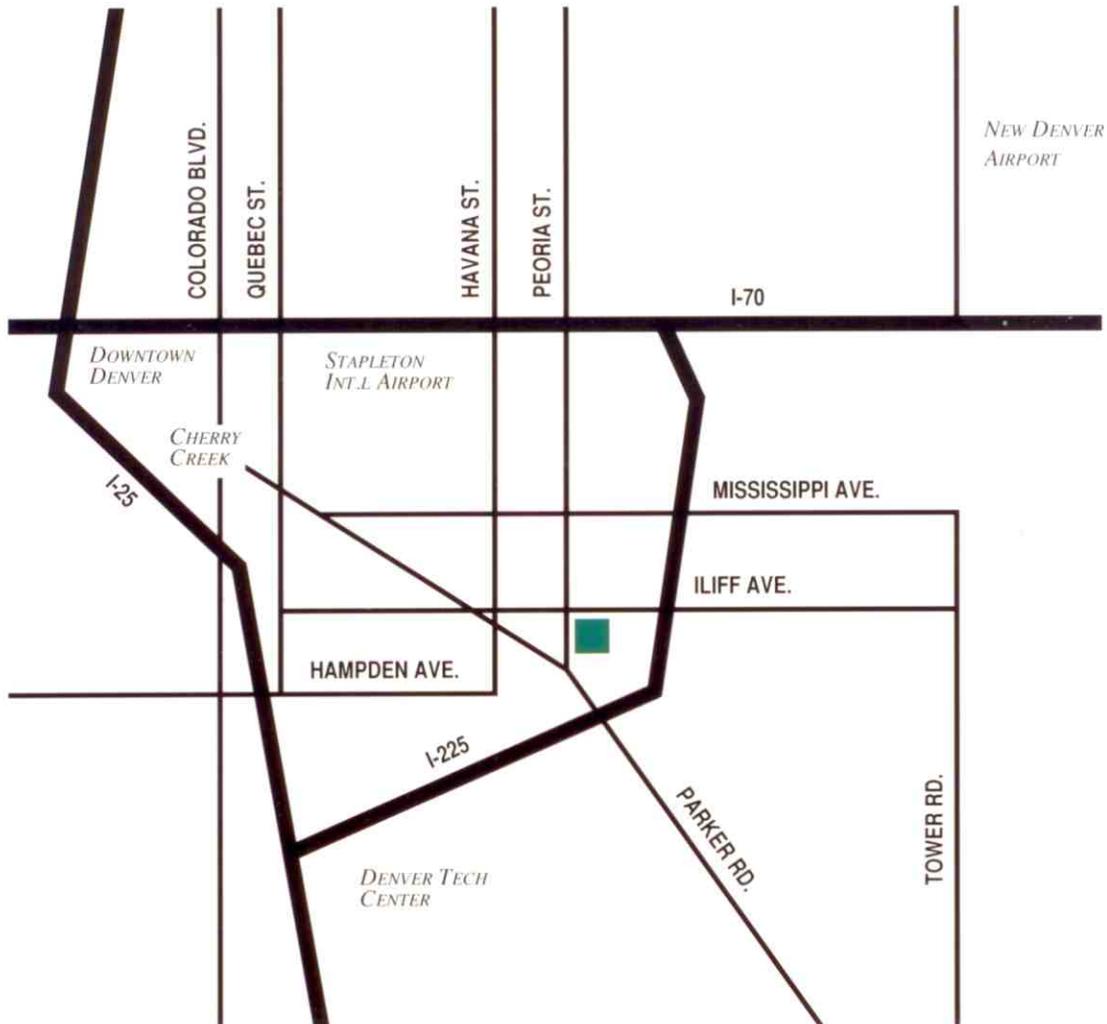
Aurora Corporate Plaza

Drive Time
Study Map



LOCATION

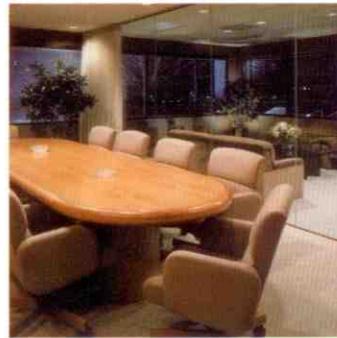
Convenient and accessible is the best way to describe the location of Aurora Corporate Plaza. In one of Denver's most desirable areas, at the intersection of Iliff Avenue and Peoria Street, Aurora Corporate Plaza's immediate access to Interstate 225 offers a convenient location to downtown Denver, The Denver Tech Center, Stapleton International and the new Denver Airport. In addition, an RTD bus stop is located at the entrance to the project.



AMENITIES

Aurora Corporate Plaza's exceptional location is enhanced by an array of neighborhood amenities – shopping, restaurants and entertainment alternatives. Dramatic mountain views, responsive on-site management that oversees the daily operation, abundant surface parking that keeps walking distances to a minimum yet maintains the integrity of the park-like setting, and first class business accommodations are all available to tenants of Aurora Corporate Plaza. Additionally, an on-site deli and common-use conference room are provided for tenant convenience. These amenities coupled with a generous tenant improvement allowance and professional architectural and space planning services, enables tenants to tailor their new offices to their specific requirements.

Aurora Corporate Plaza suites are available from 1,000 to 80,000 square feet. For more particulars about availabilities, contact CB Commercial at 303.752.3700.



Beautifully landscaped grounds, attractive common areas and tenant conference room all add to the first class business environment.

AERIAL PHOTO

