

Melissa Pruitt
Broker

☎ 720.556.1918

🌐 www.tower-brokers.com

✉ melissa@tower-brokers.com



TOWER
REALTY PARTNERS

FOR LEASE

**1550 S POTOMAC ST
AURORA CO, 80012**



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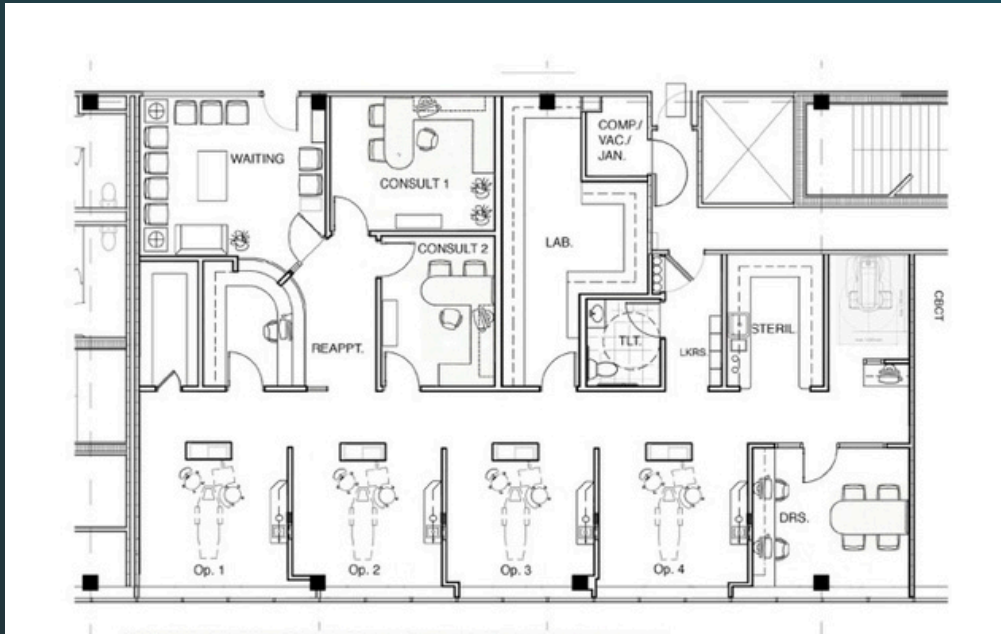
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PROPERTY OVERVIEW

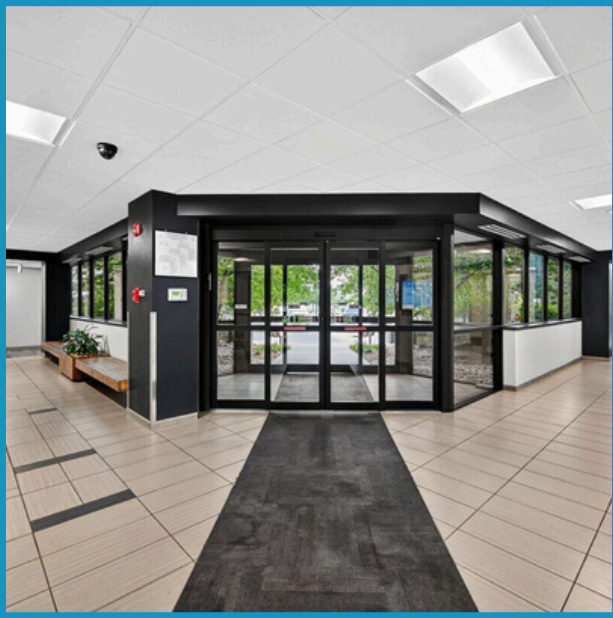
Welcome to Potomac Medical Plaza, a premier, Energy Star-labeled medical office building offering a unique opportunity for healthcare providers. This exceptional property is situated right next to The Medical Center of Aurora—a top teaching hospital and the first community-based hospital in the Denver metro area to earn Magnet Recognition for nursing excellence. With its strategic location just 17.5 miles southeast of downtown Denver and direct access to I-225, the building provides a well-connected and vibrant setting for your practice to thrive.

Potomac Medical Plaza is a three-story, 76,086-square-foot building that boasts a diverse mix of healthcare specialties. Tenants and patients alike will appreciate the recently renovated common areas and the convenience of 450 surface parking spaces. As Colorado's third most populous city, Aurora offers an abundant patient base, and the building's proximity to light rail and Denver International Airport makes it an ideal place for both local and regional patients to access care.



Suite 375 - Sublease

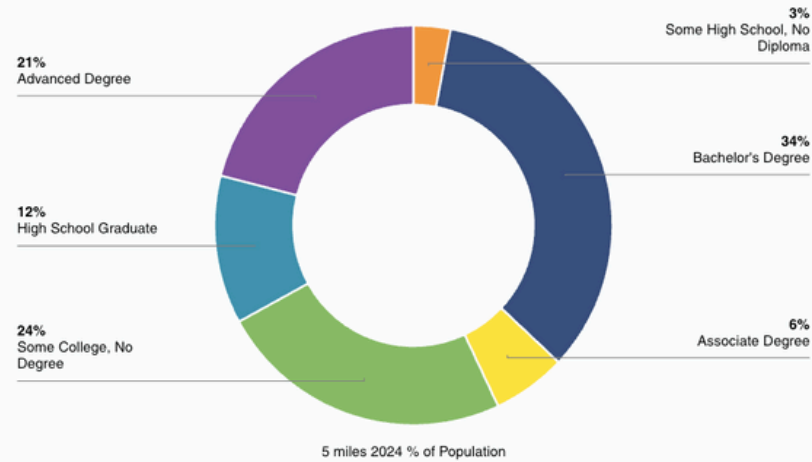
- **Built out medical suite with 3,139 square feet available for sublease.**
- **Lease term expires in August of 2028**
- **Common area lobby on each floor**
- **Ample parking**
- **Diverse mix of medical office tenants**
- **Located in a prominent and well established medical building**



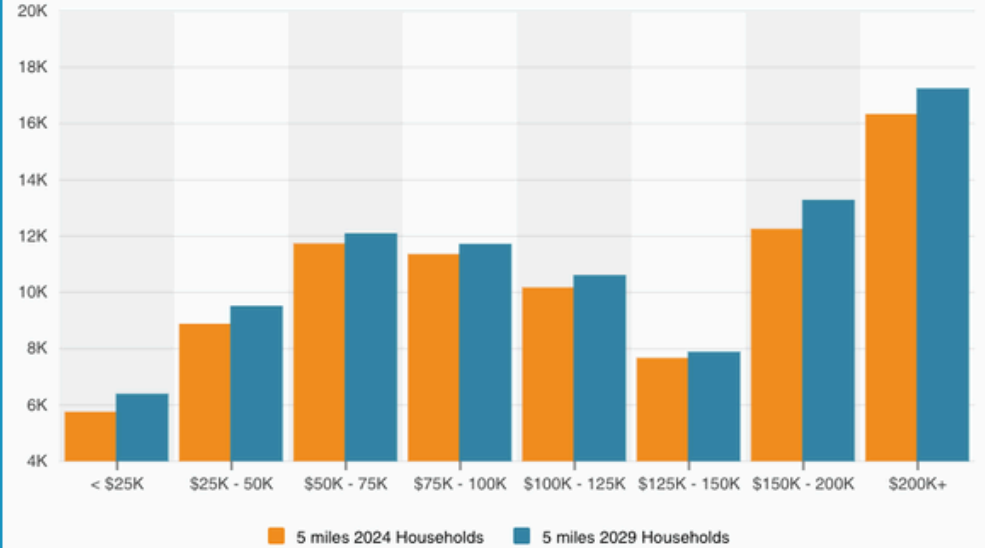


DEMOGRAPHICS

Educational Attainment



Household Income



Population

	2 miles	5 miles	10 miles
2020 Population	16,109	212,237	899,035
2024 Population	15,559	214,963	916,167
2029 Population Projection	15,803	225,935	952,672
Annual Growth 2020-2024	-0.9%	0.3%	0.5%
Annual Growth 2024-2029	0.3%	1.0%	0.8%
Median Age	35	38.6	38.7
Bachelor's Degree or Higher	54%	55%	48%
J.S. Armed Forces	25	498	2,380

Consumer Spending

