

Kentwood
Commercial

2821

**S PARKER ROAD, STE 307
AURORA | COLORADO**

**Office Sublease
Opportunity in
Pavillion Towers**

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PROPERTY SUMMARY

Move-In Ready Office Sublease at Pavilion Tower

Suite 307 at Pavilion Towers (Tower II) offers 1,738 square feet of move-in-ready office space available for sublease through September 30, 2027. Located on the third floor at 2821 S. Parker Road, Aurora, the suite was fully renovated in late 2022 with new flooring, fresh paint, electrical upgrades, and a plumbed break area complete with a sink and refrigerator connection. The efficient and flexible floor plan is well suited for professional office, medical, counseling, education, or administrative users. The thoughtfully designed layout includes four private offices (including a spacious corner office), one conference room (or executive office), a large collaborative workroom, a welcoming reception and waiting area, open workspace, and a convenient break area. The suite is available furnished or unfurnished, offering a turnkey solution to accommodate a variety of occupancy needs. Pavilion Towers provides an exceptional workplace environment with 24-hour programmable access, on-site management, leasing and maintenance, a fitness center with showers, steam room, and sauna, an onsite deli, internet-ready infrastructure, secure drop boxes, covered and reserved parking, and spectacular mountain and city views. Surface parking is included, with additional garage parking available. Ideally situated along the Parker Road corridor with immediate access to I-225, the property offers outstanding connectivity to the Denver Tech Center, Downtown Denver, and the greater metro area, while being surrounded by an abundance of restaurants, retail, hotels, and everyday amenities.

Property Highlights

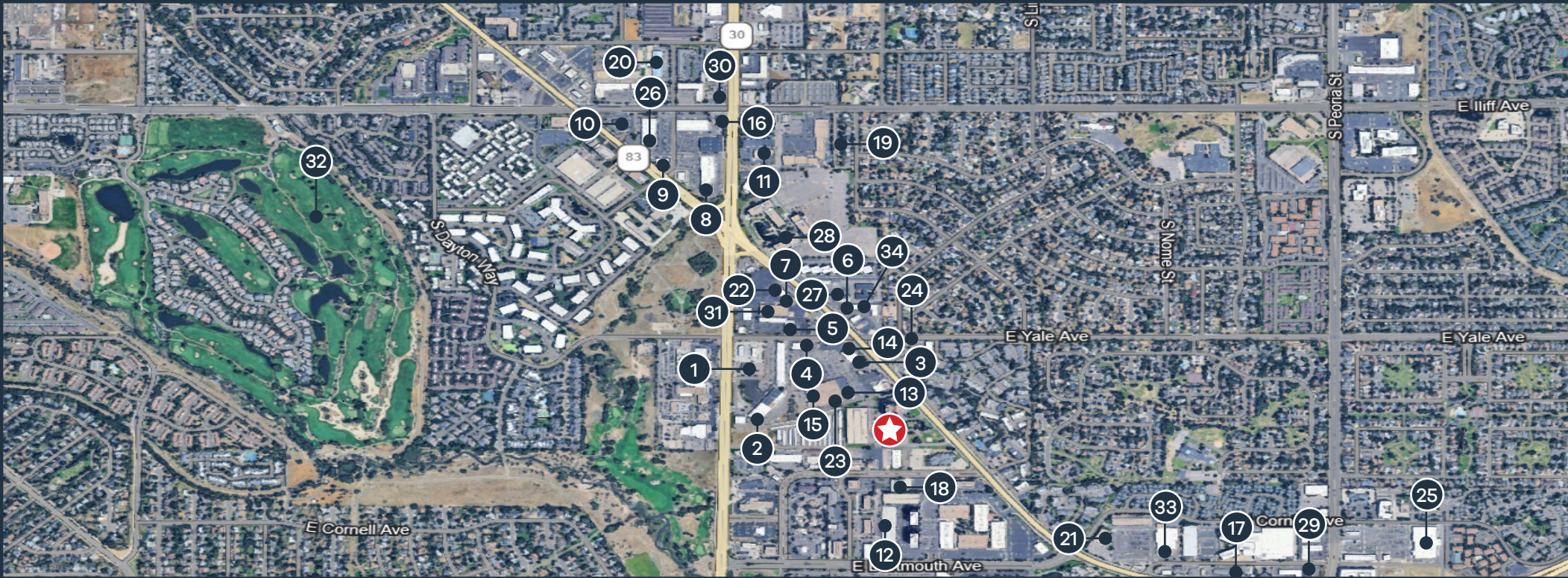
- » 1,738 SF move-in-ready office suite available through September 30, 2027
- » Fully renovated in 2022 with updated flooring, paint, and electrical
- » Efficient layout with four private offices, conference room, and collaborative workspace
- » Welcoming reception area with open workspace and break area
- » Break area with sink and refrigerator connection
- » Furniture negotiable for a turnkey occupancy
- » Ideal for professional office, medical, counseling, or administrative users
- » Excellent Parker Road location with immediate access to I-225
- » Surface parking included with covered/reserved parking available
- » Fitness center with showers, steam room, and sauna
- » Onsite deli, professional management, and 24-hour access
- » Mountain and city views with nearby dining, retail, and services



SUBLEASE RATE	\$23.00/SF + Electric
SPACE AVAILABLE	1,738 SF
TERM	Thru Sept 30, 2027
PROPERTY TYPE	Office
BUILDING CLASS	A
BUILDING STORIES	14
YEAR BUILT	1980
PARKING	Covered and Surface Lot
SUBMARKET	East Hampden

SPACE PHOTOS





AREA HIGHLIGHTS

DINING/BARS

- 1 Leezakaya
- 2 Old Town Hot Pot
- 3 The Juicy Seafood
- 4 Mr Pho Vietnamese
- 5 Watan Restaurant & Bakery
- 6 Golden Bahn Mi
- 7 Ochag Bar & Grill
- 8 Nana's Dim Sum & Dumplings
- 9 First Watch
- 10 Five Guys
- 11 Olive Garden Italian Restaurant
- 12 Taste of Back Home

COFFEE/CONFECTIONS

- 13 Volcano Tea House
- 14 Devil & Angel Desserts
- 15 Chaton Bakery
- 16 Dunkin'
- 17 Starbucks

HEALTH & WELLNESS

- 18 Warriors Martial Arts
- 19 Lotus Blossom Yoga Lounge
- 20 Volleyball of the Rockies
- 21 Center for Holistic Health
- 22 Obsessed Head Spa

RETAIL/SERVICES

- 23 H Mart
- 24 Arash International Market
- 25 King Soopers
- 26 TJ Maxx
- 27 FedEx Office Print & Ship
- 28 Wells Fargo Bank
- 29 Ent Credit Union
- 30 7-Eleven
- 31 Epic Mountain Gear
- 32 Cherry Creek Country Club
- 33 Parker Dry Cleaners
- 34 Jardin de Monet - Florist

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