

Gateway Plaza

3508 PEORIA STREET, UNIT 100
AURORA, CO 80010

LEASING INCENTIVES
AVAILABLE



INDUSTRIAL/FLEX SPACE > FOR LEASE

ACCESS VIA
I-70 & PEORIA ST.

LOCATED WITHIN WALKING
DISTANCE OF LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS

PEORIA STREET
FRONTAGE

- > Project Size: 123,827 SF
- > Available: Immediately
- > Unit Size: 2,382 SF
- > Office Size: 40%
- > Rate: \$10.00/SF NNN
- > Est. 2026 Op Ex: \$6.41/SF
- > Parking: 1.89:1,000 SF
- > Loading: One (1) Drive-In
- > Ceiling Height: 10'
- > Zoning: M-1
- > Electric Service: 3-Phase
- > City/County: Aurora/Adams

DEPAUL
Real Estate Advisors



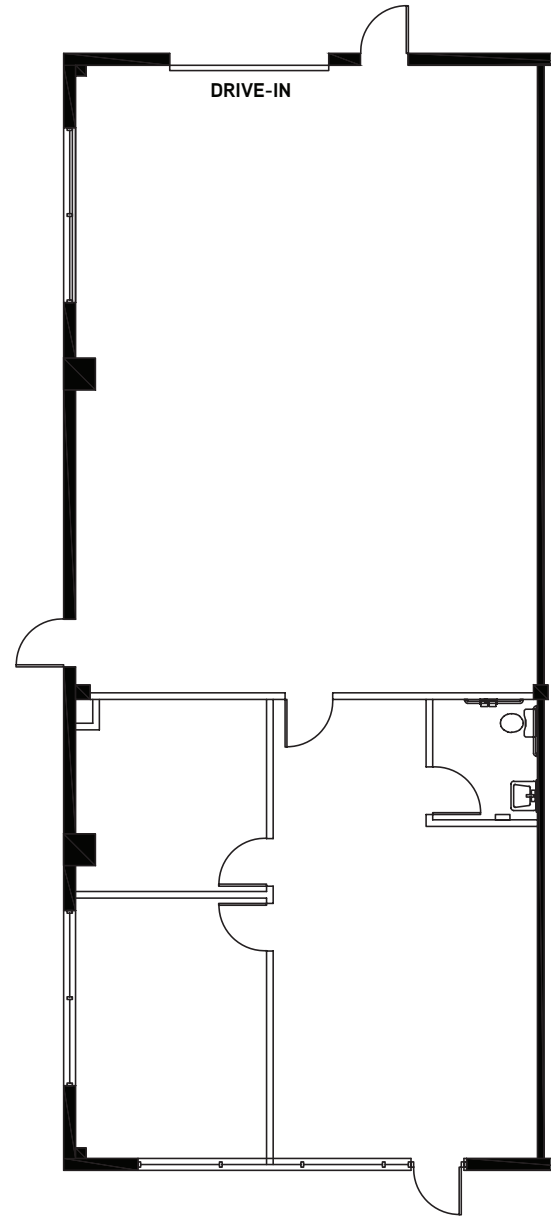
MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

NICHOLAS NASHARR
303 283 4563
nicholas.nasharr@colliers.com

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UNIT 100 | 2,382 SF



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4643 South Ulster Street | Suite 1000 | Denver, CO 80237
MAIN +1 303 745 5800 FAX +1 303 745 5888

www.colliers.com/denver

Broker
Disclosure

