

FOR LEASE Medical/Retail/Flex Offices



# UTAH PARK

BUSINESS CENTER

MEDICAL & BUSINESS CENTER



WORK WELL<sup>®</sup>

## 1300 S. Potomac St. | Suite 125

Aurora, CO 80012

### SUITE INFORMATION

Square Footage	3,653 SF	2025 Est. Op Ex	\$8.01/SF NNN
Office/Medical	100%	Lease Rate	Negotiable
Availability	Immediately	Sprinkler	Yes
Parking:	2.4:1,000 SF	Year Built/Renov.	1983/2015

### HIGHLIGHTS



Power Upgraded Electrical (TBV)



Three miles from Anschutz Medical Campus



Four building medical/office/ flex campus adjacent to Medical Center of Aurora



Monument and building signage available



Easy access from I-225 & Mississippi

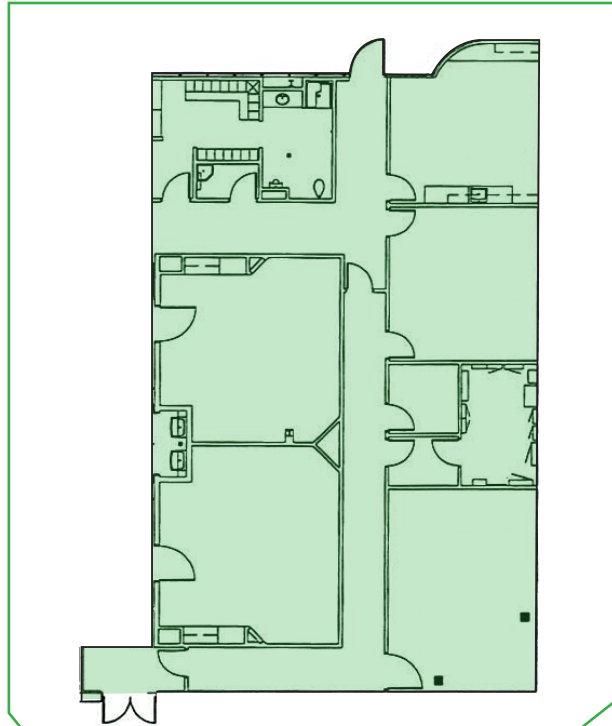
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## SUITE DETAILS

Office / Warehouse

BLDG.	SUITE	SIZE	COMMENTS	LEASE RATE
1300	125	3,653 SF	100% Office/Medical	Negotiable



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