

Gateway Plaza

3370 PEORIA STREET | UNIT 204B
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:	60 Days
> Unit Size:	3,693 SF
> Office %:	50%
> Base Rent:	\$10.00/SF NNN
> Est. 2026 Op Ex:	\$6.41/SF
> Parking:	1.89:1,000 SF
> Loading:	One (1) Dock High
> Ceiling Height:	14'-16'
> Zoning:	M-1
> Electric Service:	3-Phase
> City/County:	Aurora/Adams

DEPAUL
Real Estate Advisors



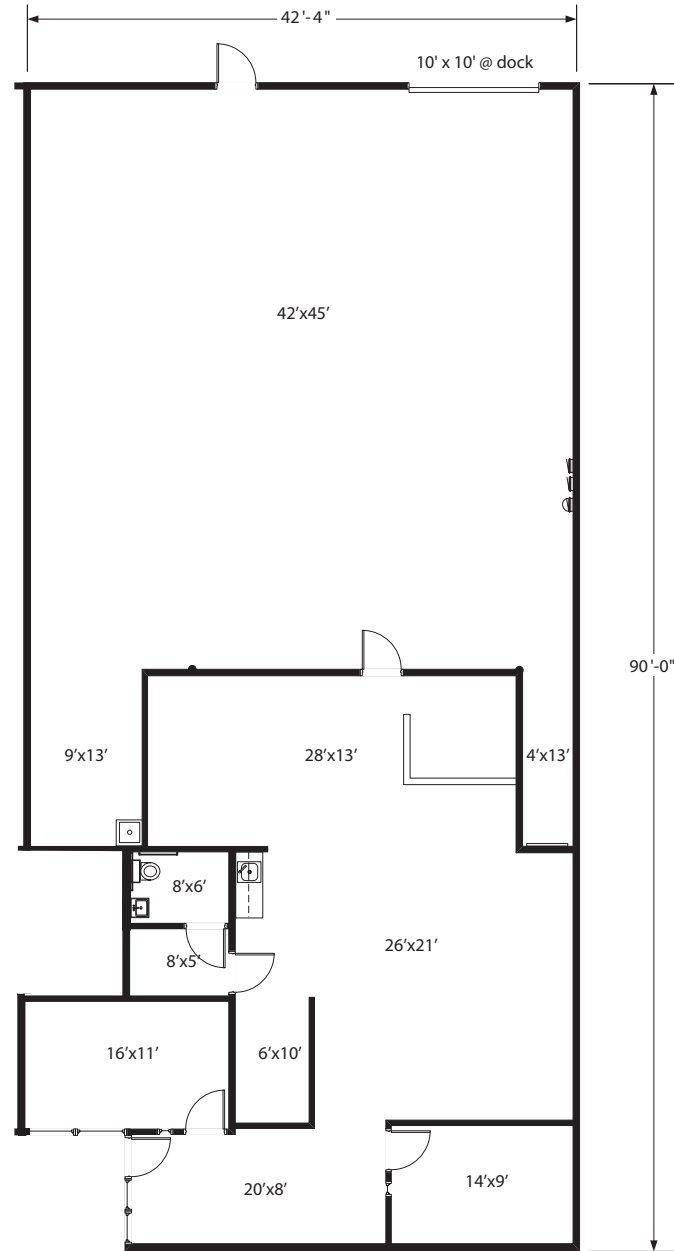
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Gateway Plaza

UNIT 204B | 3,693 SF



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Broker Disclosure

