



16701 E Iliff Ave

16701 E Iliff Ave, Aurora, CO 80013

Gene Hodges

Hodges Properties LLC

16701 E Iliff Ave, Aurora, CO 80013

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16701 E Iliff Ave

\$15.00 - \$24.00 /SF/YR

- Strong daily traffic counts and prime frontage in a thriving regional retail hub near major residential communities.



Rental Rate: \$15.00 - \$24.00 /SF/YR

Min. Divisible: 1,500 SF

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 14,700 SF

Year Built: 2004

Walk Score ®: 50 (Fairly friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$1.25 /SF/MO

Basement Ste C

1

Space Available	1,500 - 4,032 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

1st Floor Ste A

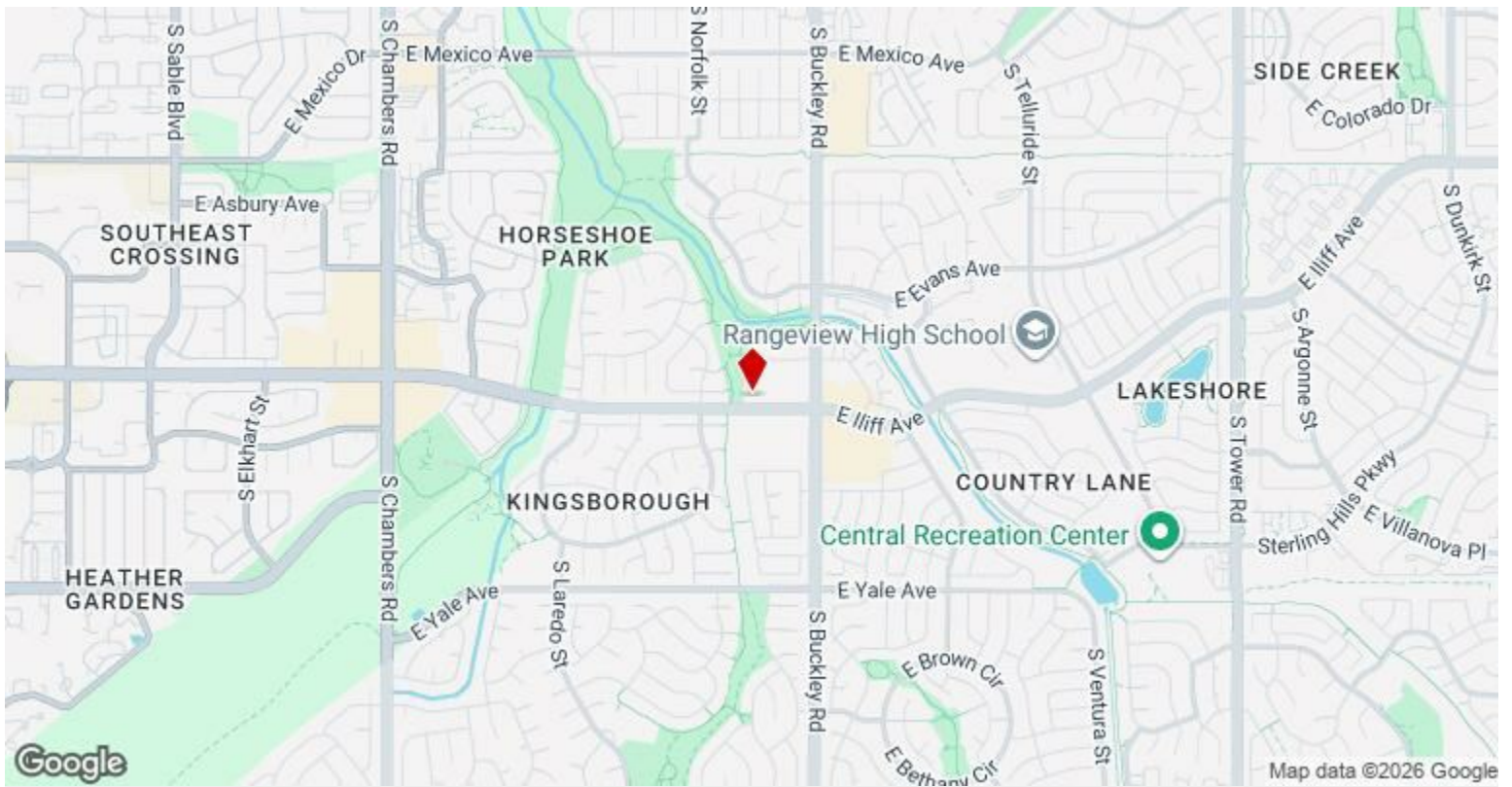
2

Space Available	1,650 - 4,668 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Street front property, high visibility. Next to Dutch Brothers Coffee, great exposure and accessibility. Term is negotiable, please reach out.

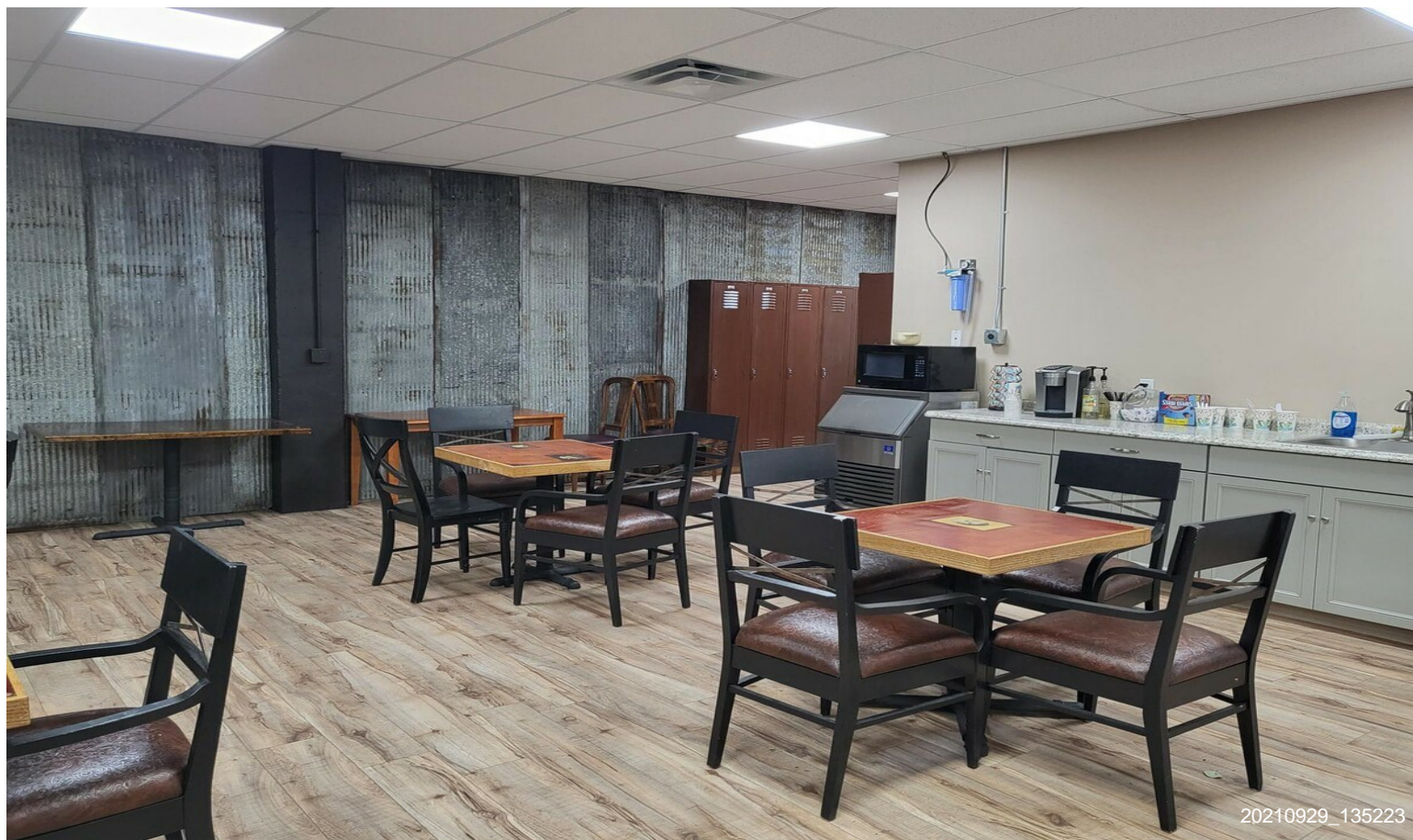
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Iliff Underground	-	
Six Capital Brewery	-	



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Property Photos



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