

# OFFICE/WAREHOUSE SPACE FOR SUBLEASE

## OFFICE/WAREHOUSE SPACE



## 17200-17210 & 17130-17140 E. Ohio Dr. Aurora CO 80017

<b>Rate:</b>	\$5.45/SF/Year NNN
<b>Expenses:</b>	NNN approximately \$3.52/SF/Year
<b>Term:</b>	To June 30, 2018
<b>Available:</b>	17200 - 17210 E. Ohio: 5,546/SF with 40% office, two 10x10 drive in doors 17130 - 17140 E. Ohio: 5,546/SF with 30% office, two 10x10 drive in doors
<b>Power:</b>	3 phase 120/240 V
<b>Zoning:</b>	M-1

- This rare flex project consists of two buildings, 17100 & 17200 E Ohio Drive.
- The Tollgate Business Park is located at the intersection of Buckley Road & Mississippi Avenue, offering easy access to Interstates 70 & 225.

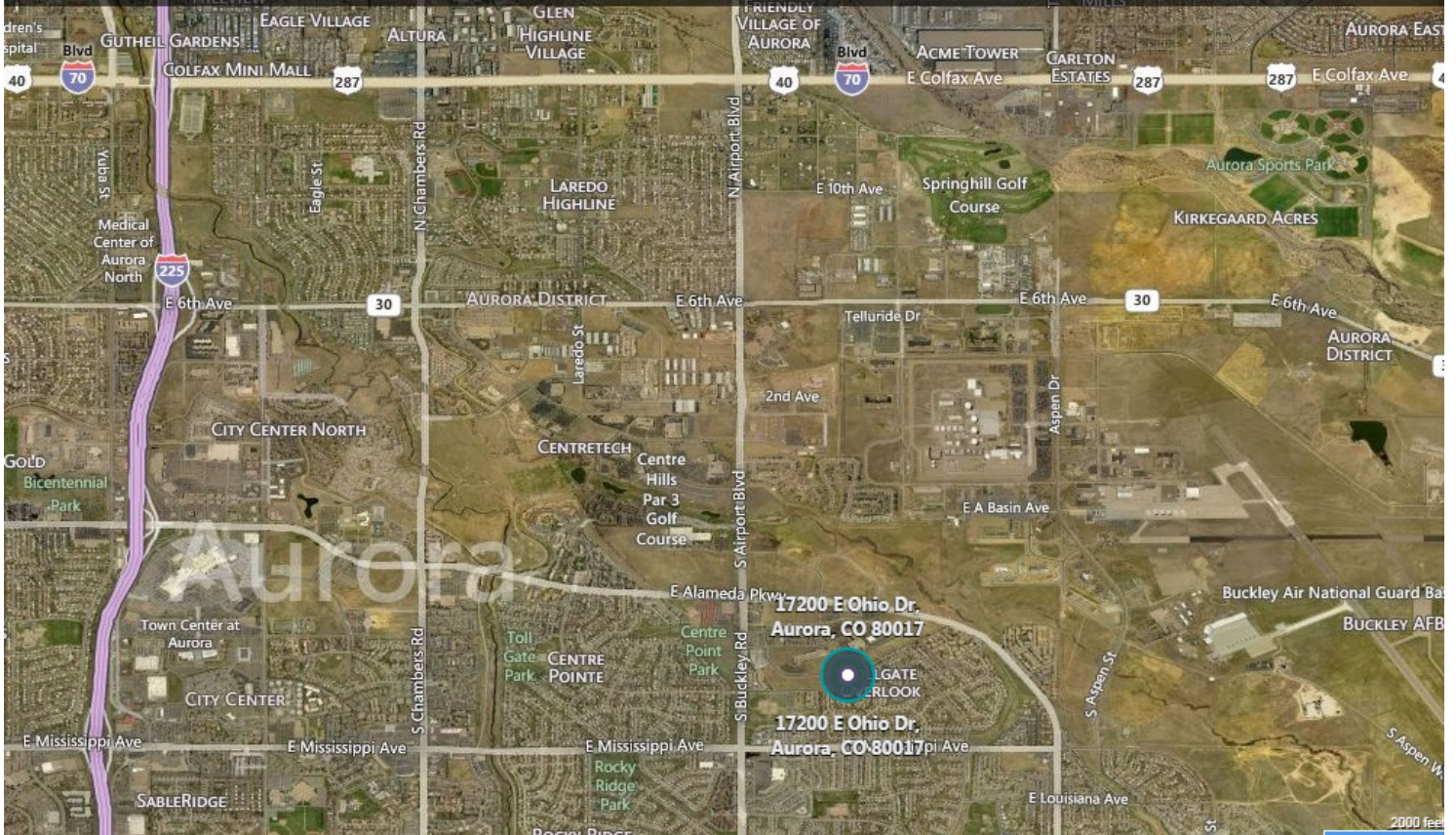


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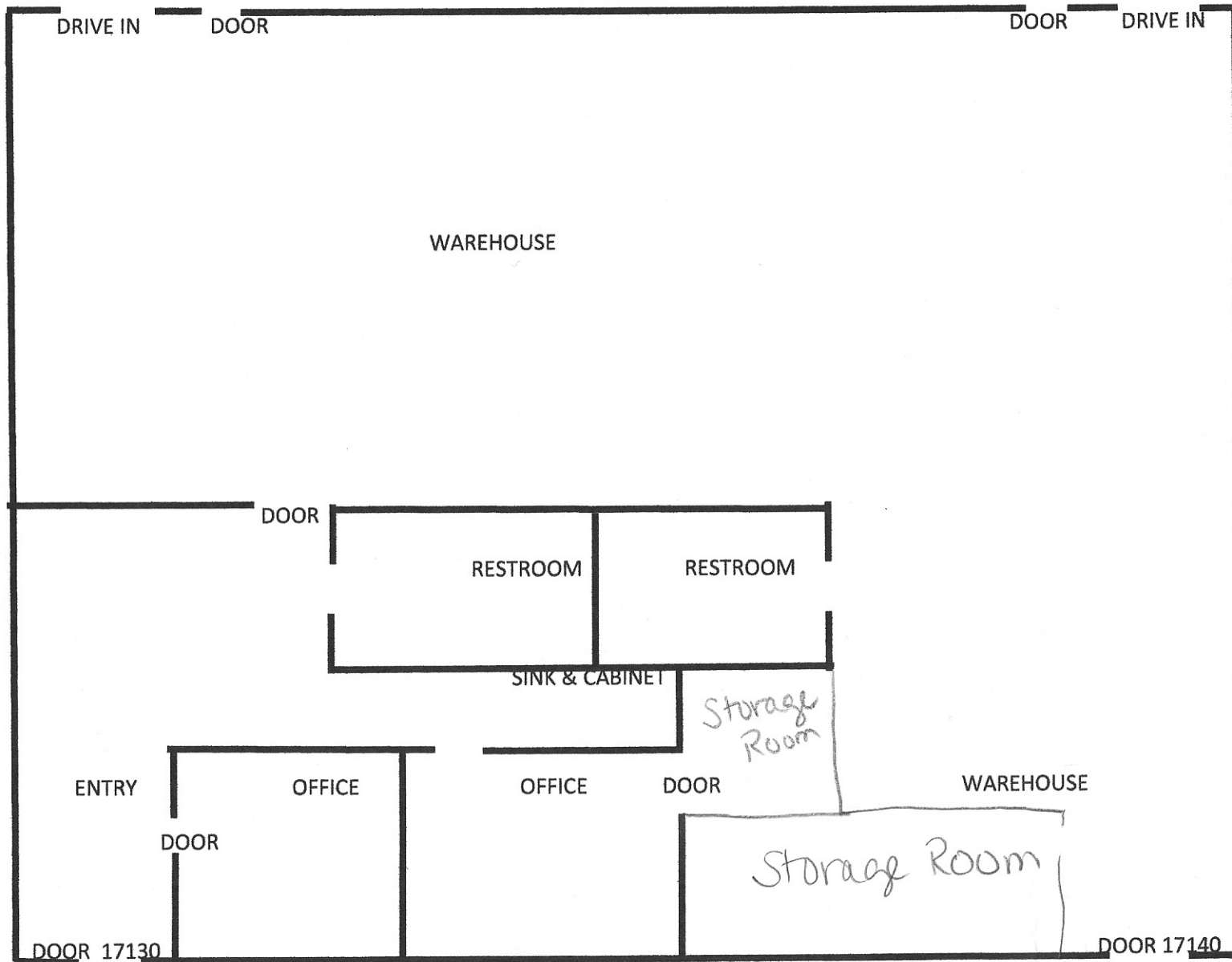


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17130 AND 17140 EAST OHIO DRIVE



17200 AND 17210 EAST OHIO DRIVE

