

# VALUE ADD INVESTMENT OR OWNER/USER OFFICE BUILDING FOR SALE

10700 E. Bethany Drive, Aurora CO 80014



Building Size: 19,167/RSF per architectural drawings  
12,812/RSF available for owner/user

Site Size: 43,386/SF

Price: \$1,799,000 (\$93.86/SF)

Zoning: B4

County: Arapahoe

Age: 1979

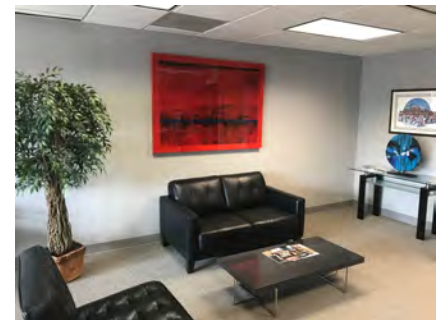
Taxes: \$21,200.63 2020 Due 2021

HVAC: New boiler in 2018  
Chiller age: 2010

Roof Age: New in 2014, asphalt shingles

Parking: 49 Spaces

- 53% Leased
- Both levels of the building have ground level entrances
- Located in the Fountainhead Office Park
- Easily accessible to major traffic arteries such as Havana, Parker Rd., I-25 and I-225



**FOR A FULL OFFERING MEMORANDUM OR  
PROPERTY TOUR PLEASE CONTACT:**



**Eric J. Gold, President**

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COMMERCIAL OFFICE BUILDING FOR SALE



# OWNER/USER PROPERTY FOR SALE

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