

# DARTMOUTH COURT OFFICE SPACE FOR LEASE

10555 E. Dartmouth Ave., Aurora CO 80014



Available: 934/RSF - 9,500/RSF (Full 3rd Floor)

Lease Rate: \$14.00-\$17.00/RSF Full Service

Age: 1982

- Medical or standard office use
- Free covered parking at a ratio of 1:850 RSF  
Total parking 3.5 spaces:1,000 RSF
- Electric Vehicle charging station PEV
- Elevator
- Street exposure; Highly visible from Havana and Dartmouth (44,000 cars/day and 21,000 cars/day respectively per DRCOG Traffic Counts 2018)
- Building signage available
- Monument signage available
- Medical Suite available #205
- Across street from Cherry Creek Bike path, Kennedy golf course
- Mountain views and southern exposure
- Easy access via Parker Road, 225, Hampden
- Recent common area upgrades



**Greg Johnson, Senior Advisor**

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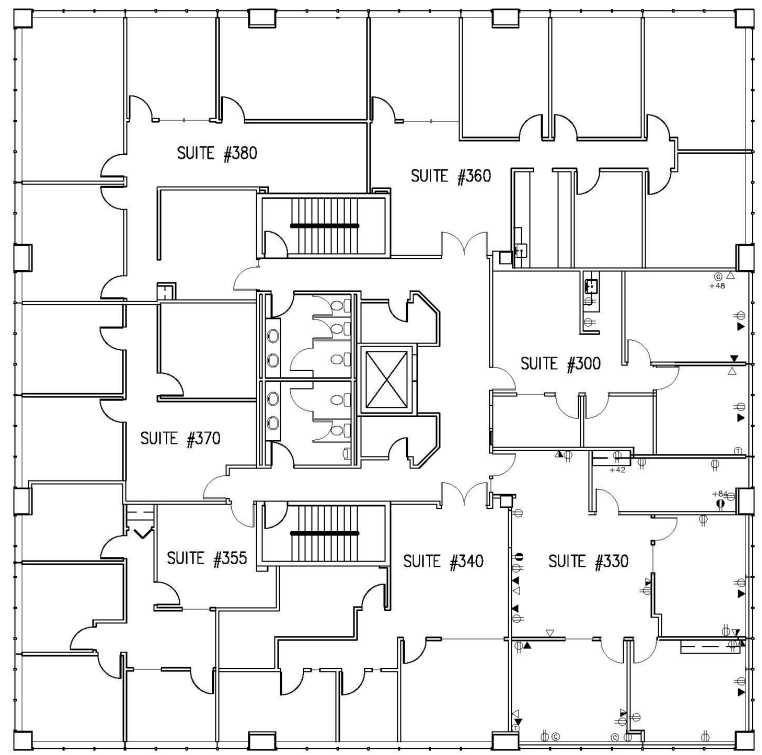
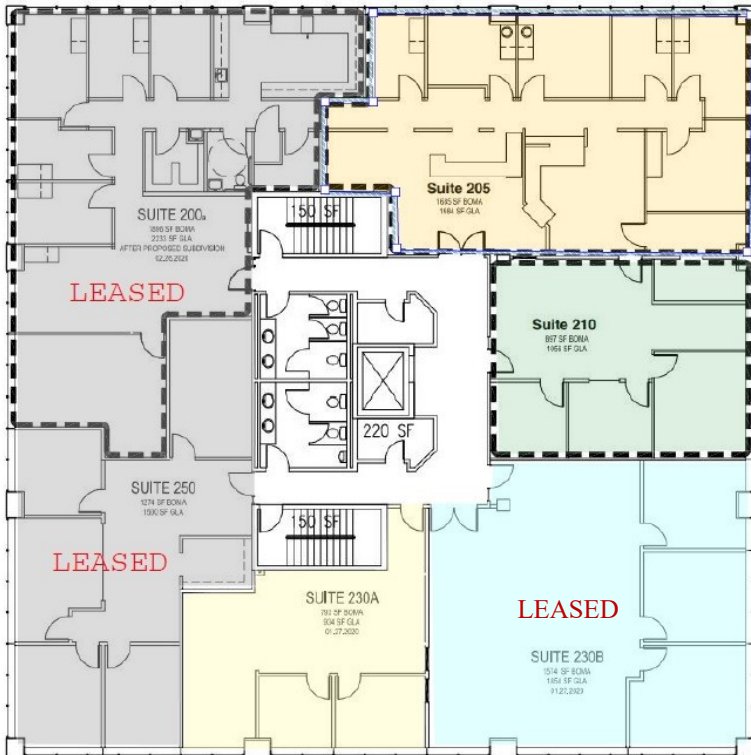


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OFFICE SPACE FOR LEASE



8896 SF RENTABLE AREA BOMA ANSI 765.1



Suite 205	1,984/RSF	Medical-ready	\$17.00/RSF/Year
Suite 210	1,056/RSF		\$15.00/RSF/Year
Suite 230A	934/RSF		\$15.00/RSF/Year

Full Floor Available    Approximately 9,500/RSF

Suite 330 = 1,455/RSF @ \$14.00/RSF/Year  
 Suite 340 = 1,195/RSF @ \$14.00/RSF/Year