



OFFICE SPACE FOR LEASE

COUNTRY CLUB PARK I

2260 S XANADU WAY | AURORA

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AVAILABILITIES

Suite 210: 3,179 SF

Suite 250: 1,624 SF

Suite 290: 2,057 SF

Full 3rd Floor: 23,912 SF

RENT

\$18.00-\$19.00/SF FS

TERM

Flexible

PARKING

Covered parking

3.34/1,000 Ratio

\$50/space/month

BUILDING HIGHLIGHTS

- Signage with highway visibility available for full floor tenants
- New spec suites on 2nd floor planned
- Common area upgrades coming soon
- Golf course views

LOCATION OVERVIEW

- Walking distance to I-225 light rail station at I-225
- Many amenities nearby
- Easy access to I-225
- 25 minutes to Denver International Airport

LEASING INFORMATION

DAVID SHAPIRO

303.407.1466

david.shapiro@transwestern.com

BEN BROWNLEE

303.952.5589

ben.brownlee@transwestern.com



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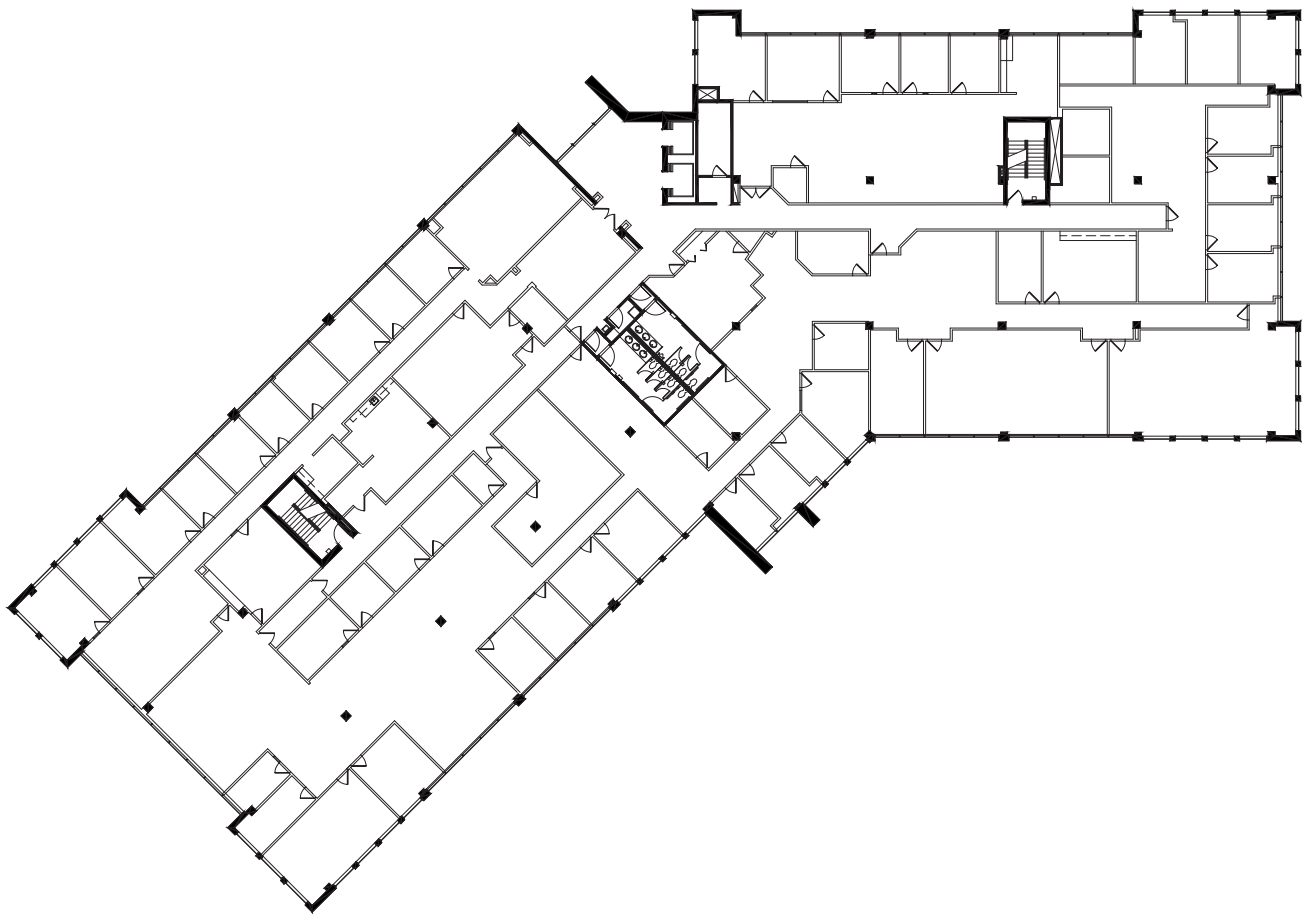
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3RD FLOOR

23,912 SF

Term: Flexible

Rent: \$18.00-\$19.00/SF FS



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