

AVISON
YOUNG

225

OFFICE PARK
14280 E. JEWELL AVENUE

BUILDING SIGNAGE

FOR LEASE



FEATURES

BUILDING SIZE

66,000 SF

AVAILABLE SPACE

15,504 SF

RATE

\$19.75 SF Modified gross (Tenant pays utilities/janitorial)

PARKING RATIO

7:1,000 SF (Free)

AMENITIES



EXCELLENT LIGHT RAIL & BUS OPTIONS



LARGE, FLEXIBLE FLOOR PLATES

↑ 10'

10' FINISHED CEILING HEIGHTS

↑ 14'

14' OPEN CEILING



INDIVIDUAL HVAC CONTROL



PAD AVAILABILITY FOR GENERATORS



LOCAL OWNERSHIP/MANAGEMENT



BUILDING SIGNAGE AVAILABLE



RESTROOMS WITHIN THE SUITE

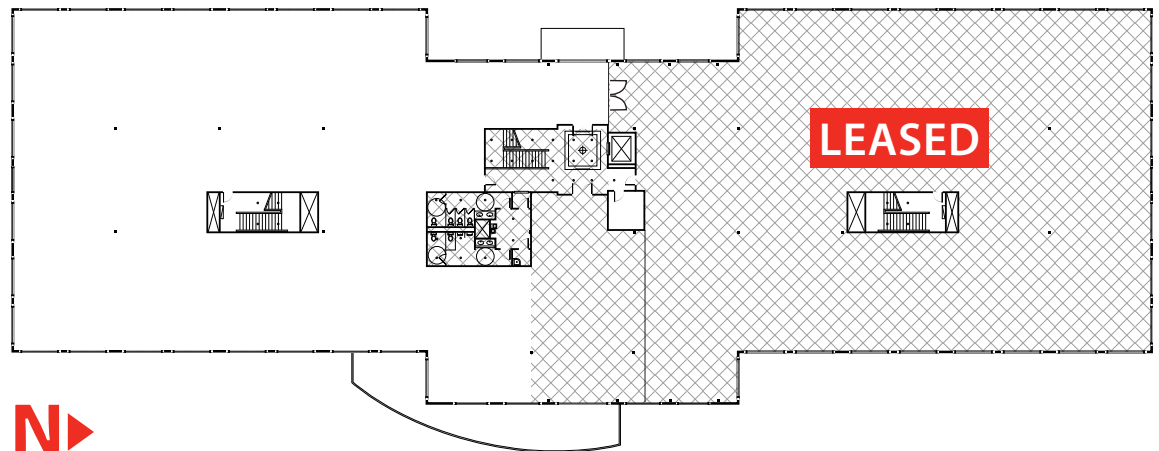


UNOBSTRUCTED MOUNTAIN VIEWS



SUITE 200: 15,504 SF

- Unobstructed mountain views
- 14' open ceiling
- Whitebox
- Bathrooms within suite



AMENITIES



UTAH
PARK AND POOL

DOUBLETREE
HOTELS & SUITES BY HILTON-GARDEN

DRAGON BOAT

RR Heather Ridge
GOLF COURSE

Don's
SMITH'S
CIVIC CENTER

FAIRFIELD
INN
Marriott

Comfort
INN

Road Dr. Pines
A Mountain Retreat

SAKURA

225

EXTENDED
STAYAMERICA

Applebee's

CARRABBA'S
ITALIAN GRILL

JOE'S
CRAB SHACK

Sweet
Tomatoes

24
FITNESS



S ALBILENE STREET

OUTBACK
STEAKHOUSES

225



E LILJE AVENUE

BOSTON
MARKET

ROBE'S
DINEO

6

In
Town
SUITES

OUTBACK
STEAKHOUSES

Sweet
Tomatoes

E JEWELL AVENUE

7
ELEVEN

BOSTON
MARKET

ROBE'S
DINEO

6

In
Town
SUITES

OUTBACK
STEAKHOUSES

Sweet
Tomatoes

E JEWELL AVENUE

Pisco
Sow

CHERRY GROVE
PRESCHOOL

225 OFFICE PARK

S SABLE BOULEVARD

ACCESS



LOCATION

- Ideally located to access the Aurora Labor Market
- Excellent mass transportation options via bus and light rail
- Proximity to numerous dining options, hotel accommodations and Iliff Station

ROUTE 21:
 1 Mile from Light Rail
 3 Minute walk to Bus
 2 Minute bus ride to Iliff Light Rail Station



avisonyoung.com

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