

OFFICE SPACE FOR LEASE



6155 S. MAIN STREET • AURORA, CO • 80016

OVERVIEW

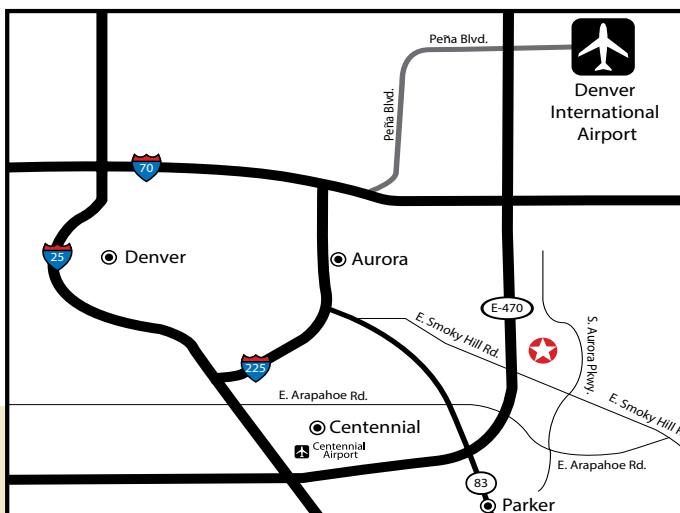
Net Rentable Area
170,198 RSF

Number of Buildings
6

Number of Floors
2
(1st - retail, 2nd - office)

Year Built
2006

Rate
\$22 - 26 SF/YR FSG
(full service gross)



RETAIL HOURS

Mon-Sat
10a - 9p

Sun
11a - 6p

*Restaurant, theater, and department store hours may vary



T TRANSWESTERN®

5251 DTC Parkway, Suite 1100
Greenwood Village, Colorado 80111

303.639.3000



BED BATH & BEYOND

ROSS
DRESS FOR LESS

ULTA
BEAUTY

BEST BUY

EAST ORCHARD ROAD

Office DEPOT
Taking Care of Business

AMC
THEATRES

TRU-FIT
ATHLETIC CLUBS

Sprint

Payless

Walmart
Save money. Live better.

SOUTH SOUTHLANDS PARKWAY

EAST PLAZA AVENUE

BLDG F
6105 S MAIN
office evolution

EAST TOWN CENTER AVENUE

BLDG E
6155 S MAIN

SOUTH CENTRAL STREET

EAST COMMONS AVENUE

BLDG D
6205 S MAIN

BLDG J
6200 S MAIN

BLDG C
6235 S MAIN

BLDG K-L
6240 S MAIN

SOUTH MAIN STREET

EAST STATE AVENUE

Club de Comercio
SAM'S CLUB

E-470

Centura Health

Olive Garden

Red Lobster

Centura Health

ON THE BORDER
MEXICAN GRILL & BAR

chilis

PF CHANG'S
CHINA RESTAURANT

WELLS FARGO

DEL TACO

Village Inn

30
MIN
WALK
KFC

FAIRFIELD
INN & SUITES
Marriott

JCPenney

Michaels

TJ-MAXX

SOUTH AURORA PARKWAY



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CURRENT AVAILABILITIES

BUILDING C

1,327 - 18,144 RSF
\$22 - \$24 SF/YR FSG

BUILDING D

1,373 - 3,853 RSF
\$22 - \$24 SF/YR FSG

New spec suites

BUILDING E

1,138 RSF
\$22 - \$24 SF/YR FSG

BUILDING K/L

2,159 - 3,606 RSF
\$24 - 26 SF/YR FSG

New medical space, built-out, and finishes



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