



**BENCHMARK**  
COMMERCIAL REAL ESTATE



2503 Elmira Street  
Aurora, CO 80010



Sublease  
**\$22/SF NNN**

**4,776 SF**

Expires 1/31/26  
Extension Possible



# BENCHMARK

COMMERCIAL REAL ESTATE

**WELCOME TO YOUR NEW OFFICE OASIS SITUATED IN A PARK LIKE SETTING WITH SECURE PRIVATE PARKING, STRONG HIGH IMAGE IDENTITY AND AN UNBEATABLE LOCATION WITH EASY ACCESS FROM I-70 AND CENTRAL PARK BLVD.**

**WALK TO MOORHEAD RECREATION CENTER FOR A WORKOUT IN 10 MINUTES OR TO LUNCH AT THE STANLEY MARKETPLACE IN UNDER 6 MINUTES OR JUST DRIVE FROM YOUR PRIVATE LOT IF YOU'RE IN A RUSH.**

**ONCE INSIDE YOUR SPACE THE CUSTOMIZED LED LIGHTING PACKAGE WILL MIRROR THE EXTERIOR LIGHTING CONDITIONS OR CAN BE TONED/CUED INTO WHATEVER LIGHTING SCHEME BEST SUITS THE NEEDS OF THE WORKDAY. INCLUDES DRIVE IN DOOR AND AUTO LIFT FOR FLEXIBLE ACCESS, STORAGE, AND UTILITY.**



**PROPERTY USE**

OFFICE (W/ DRIVE IN DOOR)

**BUILDING SIZE**

4,776 SF

**LOT SIZE**

.60 ACRES

**ZONING**

B-2

**PARKING**

17 SPACES

**SPRINKLER**

WET

**CONSTRUCTION**

MASONRY

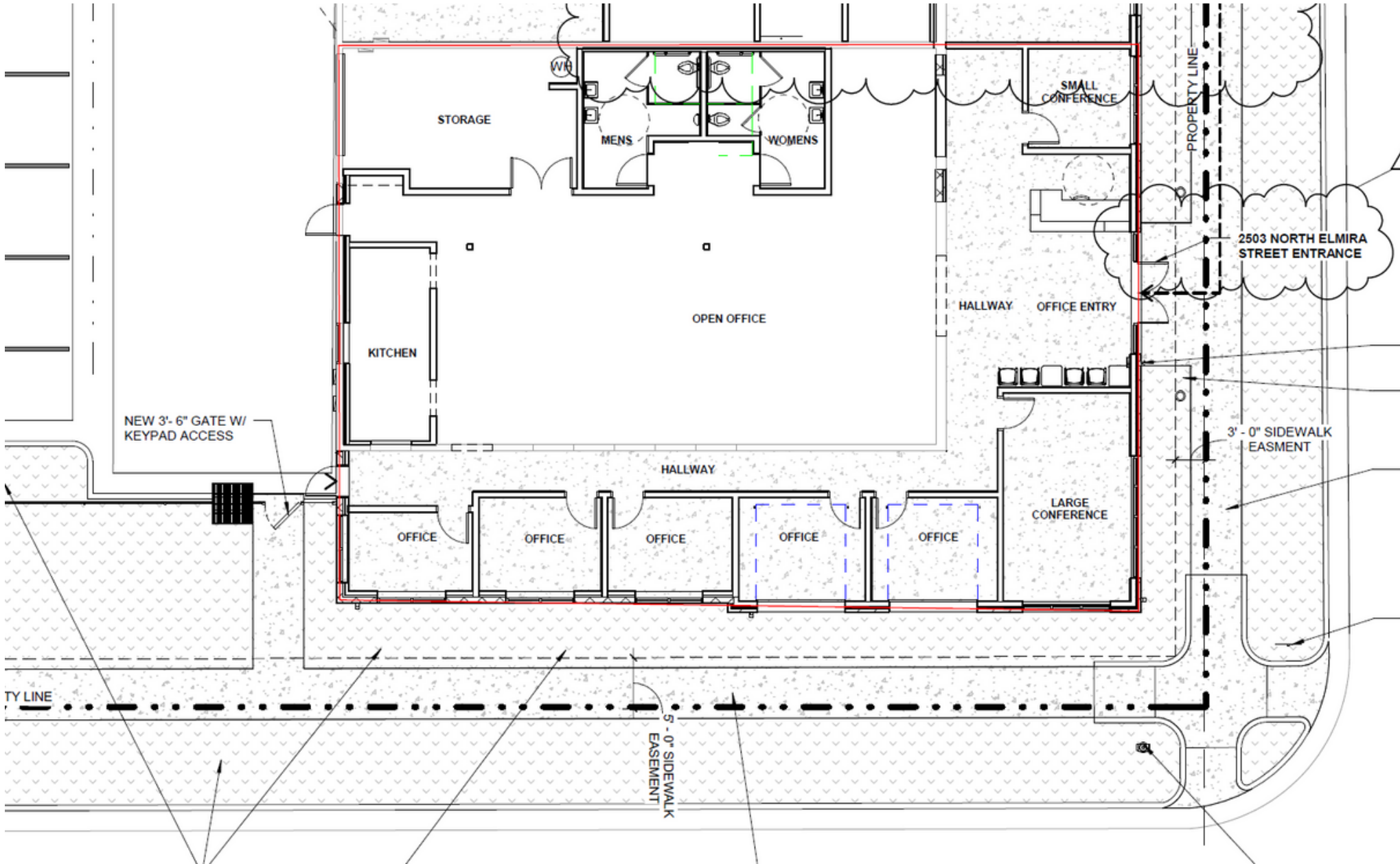
**POWER**

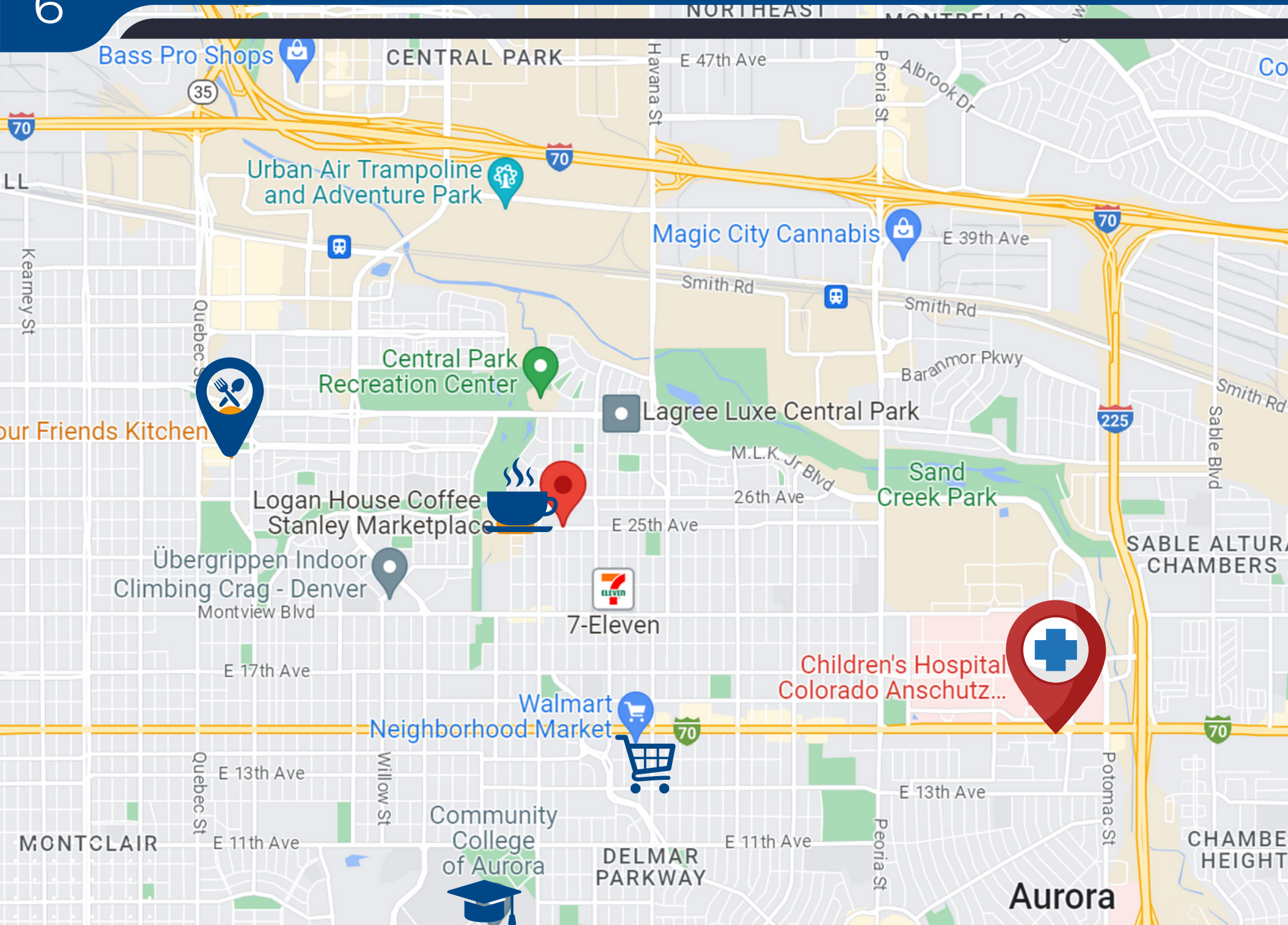
200 AMPS/ 240 VOLTS

**ESTIMATED EXPENSES  
INCLUDING UTILITIES**

\$7.95/SF







Aurora

Children's Hospital Colorado Anschutz...

DELMAR PARKWAY

Community College of Aurora

Walmart Neighborhood Market

7-Eleven

Logan House Coffee Stanley Marketplace

Lagree Luxe Central Park

Central Park Recreation Center

Magic City Cannabis

Urban Air Trampoline and Adventure Park

Bass Pro Shops

CENTRAL PARK

NORTHEAST

MONTRELL

MONTCLAIR

CHAMBER HEIGHTS

SABLE ALTURA CHAMBERS



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# CONTACT US

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