

COUNTRY CLUB PARK

Office Space for Lease



2260 S. Xanadu Way, Aurora, CO 80014

PROPERTY SUMMARY

Building Size:	46,284 RSF
Space Available:	7,007 RSF
Lease Rates:	\$13.00 SF - \$15.00 SF
Suite Size:	638 - 2,440 SF
Parking:	3 : 1,000 Surface and Covered
Year Built:	1980

FEATURING

- Close proximity to I-225
- Common conference room
- Reserved covered parking
- Spectacular mountain and golf course views
- Well-maintained courtyard with water feature
- Abundant retail and restaurant amenities within walking distance
- Short walk to the future I-225 light rail station

For more information, please contact:

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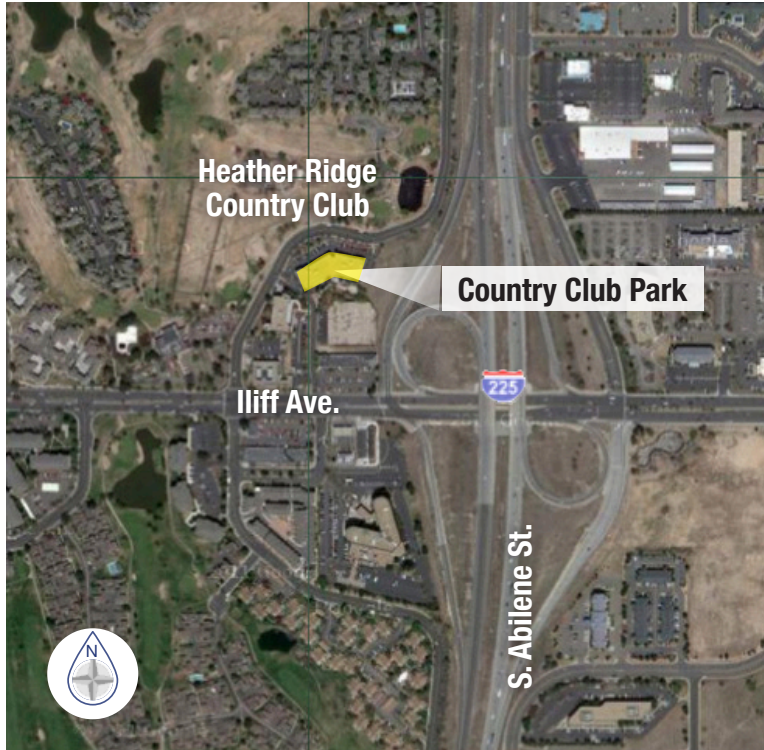
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www.denverofficespace.com

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COUNTRY CLUB PARK

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Country Club Park at Heather Ridge:

- Right on Golf Course
- Seconds to Iliff / I-225 access ramps
- Great for CPA's, attorneys, medical and health professionals, marketing and advertising firms, financial and insurance advisors, non-profits and start-ups
- Choose from brand new suites ranging in size of less than 700 SF to nearly 2,500 SF
- Free rent is offered
- Free use of common area conference
- Enjoy the expansive courtyard with its floral and water displays and picnic area

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AVAILABILITY

<u>Suite</u>	<u>Size SF</u>	<u>Configuration</u>
210	2,200	• Golf course view, reception, large conference room, large open area
265 spec suite	698	• Golf course & mountain view, large executive office, open area
242	1,127	• Open space
280	2,440	• 5 offices on glass, conference room, breakroom, work and storage room with built-in cabinetry.
290	542	• Small kitchen

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