

# THE OFFICES AT SOUTH LANDS

Smoky Hill Road & E-470, Aurora, Colorado

## A SMART MOVE....

Office Space For Lease



### Amenities:

- Excellent access to surrounding neighborhoods and DIA
- Fantastic customer access
- Numerous restaurants, health clubs and retailers
- Cinema
- Valet parking
- Great western views!
- Signature clock tower
- Starlight alleys sidewalk sculptures: Wind, Water, Sun, Earth
- Firelight - outdoor fire-pit
- 4 corners: transparent building corners with showcases
- Interactive pop-jet fountain

Please visit our website at [www.officesatsouthlands.com](http://www.officesatsouthlands.com) for more information.



### LOCATION



### PROPERTY OVERVIEW

<b>Net Rentable Area:</b>	170,198 RSF
<b>Number of Buildings:</b>	Six (6)
<b>Number of Floors:</b>	Two (2) First Floor Retail Second Floor Office
<b>Year Built:</b>	2006
<b>Rate:</b>	\$19.00-\$22.00/SF, Full Service Gross

### AVAILABILITY

BUILDING	RSF	DESCRIPTION
<b>C:</b>	32,599 RSF	Build to suit opportunities ranging from 1,465 to 8,617 RSF.
<b>D:</b>	34,174 RSF	Build to suit opportunities from 1,154 to 8,644 RSF
<b>E:</b>	31,364 RSF	<b>Spec Suites</b> ranging from 1,283 to 2,576 RSF. Build-to-suit opportunities ranging from 2,362 to 4,578 RSF.
<b>J</b>	27,799 RSF	Build to suit opportunities from 10,000 to 27,799 RSF
<b>K/L:</b>	35,140 RSF	<b>Medical space</b> ranging from 1,384 to 5,001 RSF.



**PLEASE CONTACT: BOB WHITTELEY, SIOR OR GREG DONTCHOS**  
**COLLIERS INTERNATIONAL.**

Commercial Real Estate Brokerage & Property Management

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