

Lease Availability Report

452-562 Sable Blvd - Sable Technology Center
Aurora, CO 80011 - Aurora Ind Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	1998
RBA:	123,182 SF
Floors:	2
Typical Floor:	61,591 SF
Ceiling Ht:	10'-22'
Columns:	32'w x 40'd

AVAILABILITY

Min Divisible:	15,968 SF
Max Contig:	15,968 SF
Total Available:	15,968 SF
Asking Rent:	\$9.95/NNN

EXPENSES PER SF

Taxes:	\$1.47 (2016)
Opex:	\$1.98 (2009)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Relet	15,968	15,968	15,968	\$9.95/NNN	Vacant	3 - 5 Yrs

SALE

Last Sale: Sold on Nov 16, 2006 for \$14,000,000 (\$113.65/SF)

LOADING

Docks:	7 ext	Drive Ins:	1 tot./14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Signage

LAND

Land Area:	9.04 AC
Zoning:	B-1

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Parcel **1975-07-1-09-001**

TRANSPORTATION

Parking: 615 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Good Transit (54)

KEY TENANTS

Epic Parks LLC	40,789 SF	Denver Post	16,424 SF
ADT Security Services	11,590 SF		
