

Lease Availability Report

10800 E Bethany Dr - Command Center
Aurora, CO 80014 - East Hampden Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1982; Renov 2002
RBA:	38,640 SF
Floors:	5
Typical Floor:	7,728 SF
Core Factor:	16%

AVAILABILITY

Min Divisible:	780 SF
Max Contig:	3,320 SF
Total Available:	5,906 SF
Asking Rent:	\$13.00/FS

EXPENSES PER SF

Taxes:	\$0.82 (2016)
Opex:	\$4.95 (2010-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Relet	3,320	3,320	3,320	\$13.00/FS	Vacant	1 - 5 Yrs
P 5th	575	Office	Relet	780	780	780	\$13.00/FS	Vacant	1 - 5 Yrs
P 5th	525	Office	Relet	1,806	1,806	1,806	\$13.00/FS	Vacant	1 - 5 Yrs

SALE

Last Sale: Sold on May 2, 2017 for \$2,217,000 (\$57.38/SF) at 5.00% Cap

TRANSPORTATION

Parking: 98 free Surface Spaces are available; Ratio of 2.77/1,000 SF

Airport: 33 minute drive to Denver International Airport

Walk Score ®: Very Walkable (70)

Transit Score ®: Some Transit (47)

KEY TENANTS

Logicdata	6,753 SF	Samaritan's Purse	3,753 SF
Julien Chiropractic Centers, Inc.	2,440 SF	Plazzo	1,996 SF
Trilogy Benefits Inc	1,996 SF	Dr. Richard Stieg	1,947 SF