

AVAILABLE SPACE FOR LEASE

111 HAVANA

Aurora, Colorado 80010



DEPAUL

Real Estate Advisors

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Broker

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	111 Havana Aurora, CO 80010	
PROPERTY TYPE	Office/Flex Space & Parcels	
AVAILABLE SPACE	SUITE 100-120	30,000 - 55,000 SF Office & Training Facility
	SUITE 150	40,000 SF Warehouse Space
	Total Potential Contiguous Space	+95,000 SF By relocating existing tenant
	PARCEL 2	2.85 Acres
	PARCEL 3	2.51 Acres
	PARCEL 4	1.03 Acres
LEASE RATE	Contact broker	
NNN EXPENSES	\$4.50 PSF	
ZONING	I-1 Allows for broad variety of commercial uses	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 EST. POPULATION	22,710	209,950	467,543
AVERAGE HH INCOME	\$73,250	\$88,054	\$95,631
DAYTIME EMPLOYEES	3,971	76,476	255,665
BUSINESSES	682	13,304	33,713

TRAFFIC COUNTS



E. 1st Avenue West of Havana St.	10,359 VPD
Havana St. North of E. 1st Avenue	37,855 VPD

- Located in an Enterprise Zone, with incentives available from the City of Aurora for investment, training, and job creation
- Retail, dining, entertainment, and golf within minutes of site
- Located in the Havana Business Improvement District, which focuses on cohesive redevelopment and beautification of the Havana corridor
- Excellent visibility from all directions

SITES FOR LEASE OR BUILD-TO-SUIT



EAST THIRD AVENUE



HAVANA STREET

EAST FIRST AVENUE

NORTH

BUILDING SPECS

TOTAL BUILDING AREA:

137, 120 SF

SITE:

8.79 AC

PARKING:

UP TO 10/1,000 SF

CLEAR HEIGHT:

17.5' CLEAR TO ROOF DECK

16' CLEAR AT BEAMS

POWER:

3,000 AMPS @ 480, 3-PHASE

XCEL FEED TO SITE IS 13.5 KV

LOADING:

TWO (2) DOCK HIGH DOORS

GRADE LEVEL DOORS POSSIBLE

HVAC:

TWELVE (12) 10-TON CARRIER RTU'S

COLUMN SPACING:

27' X 49'

ZONING:

I-1 (CITY OF AURORA)

SIGNAGE:

HIGH-VISIBILITY MONUMENT &

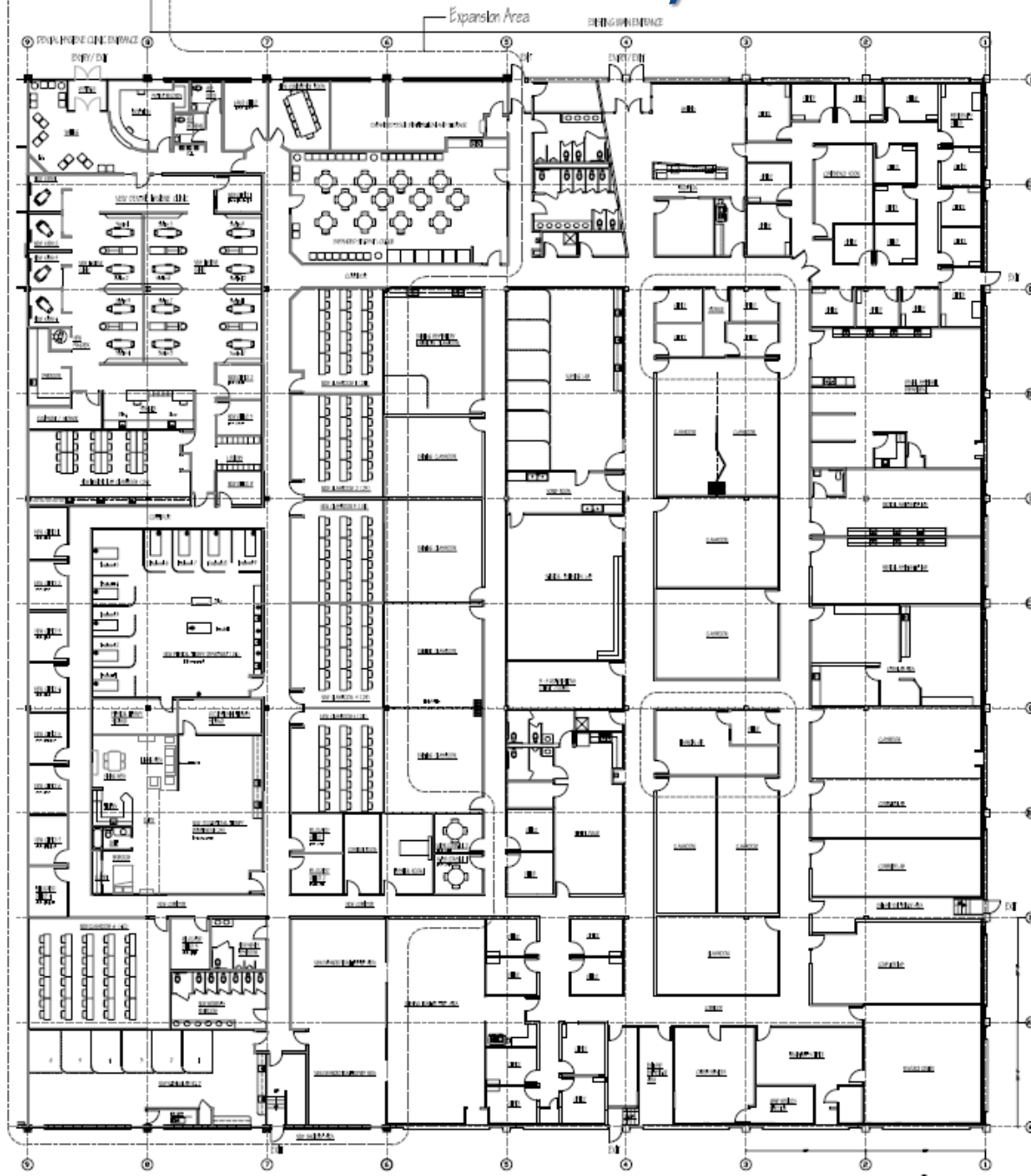
BUILDING SIGNAGE

GENERATOR:

500KW CUMMINS/ONAN DIESEL

GENERATOR

SUITE 100-120: 55,000 SF



AS BUILT CONDITION

2ND GENERATION OFFICE & TRAINING FACILITY
WITH LIGHT MEDICAL & DENTAL
INFRASTRUCTURE IN PLACE:


55+ OFFICES


24+ CLASSROOMS & MEETING AREAS

12+ LAB TRAINING ROOMS

MULTIPLE CONFERENCE ROOMS, BREAK
AREAS, AND COLLABORATION SPACES

CAPITAL AVAILABLE FOR TENANT
IMPROVEMENTS

uchealth

University of Colorado
Anschutz Medical Campus
Children's Hospital

VA  U.S. Department of Veterans Affairs



CH2Z **KING**
FITNESS *Scopets*

GameStop **metroPCS**

KeyBank **BURGER KING** **DOLLAR TREE**


Health ONE The Medical Center of Aurora

 **COMMONGROUND**
HOME OF THE CGA

**KAISER
PERMANENTE**

 **mazda**

Jeep

 **TOYOTA**

 **Ford**

 **SUBARU**

usbank **PETSMART** **chili's**

Michaels **BARNES & NOBLE** **ROSS**
DRESS FOR LESS

COLDSTONE **CIRCLE K** **Target**
CREAMERY

Jamba Juice **BJ's** **Cane's**
COLDEN FRUIT

1975  2025
TOWN CENTER AT AURORA
CELEBRATING 50 YEARS

111 HAVANA

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☐ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☐ **Customer.** Broker is the ☐ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☐ Show the premises ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

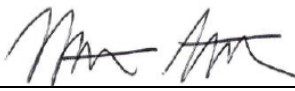
Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____



Broker