

OFFICE SPACE FOR LEASE

COUNTRY CLUB PARK I

2260 S Xanadu Way
Aurora, CO 80014



TRANSWESTERN

REAL ESTATE
SERVICES

Building signage available
for full floor tenant



LEASING INFORMATION

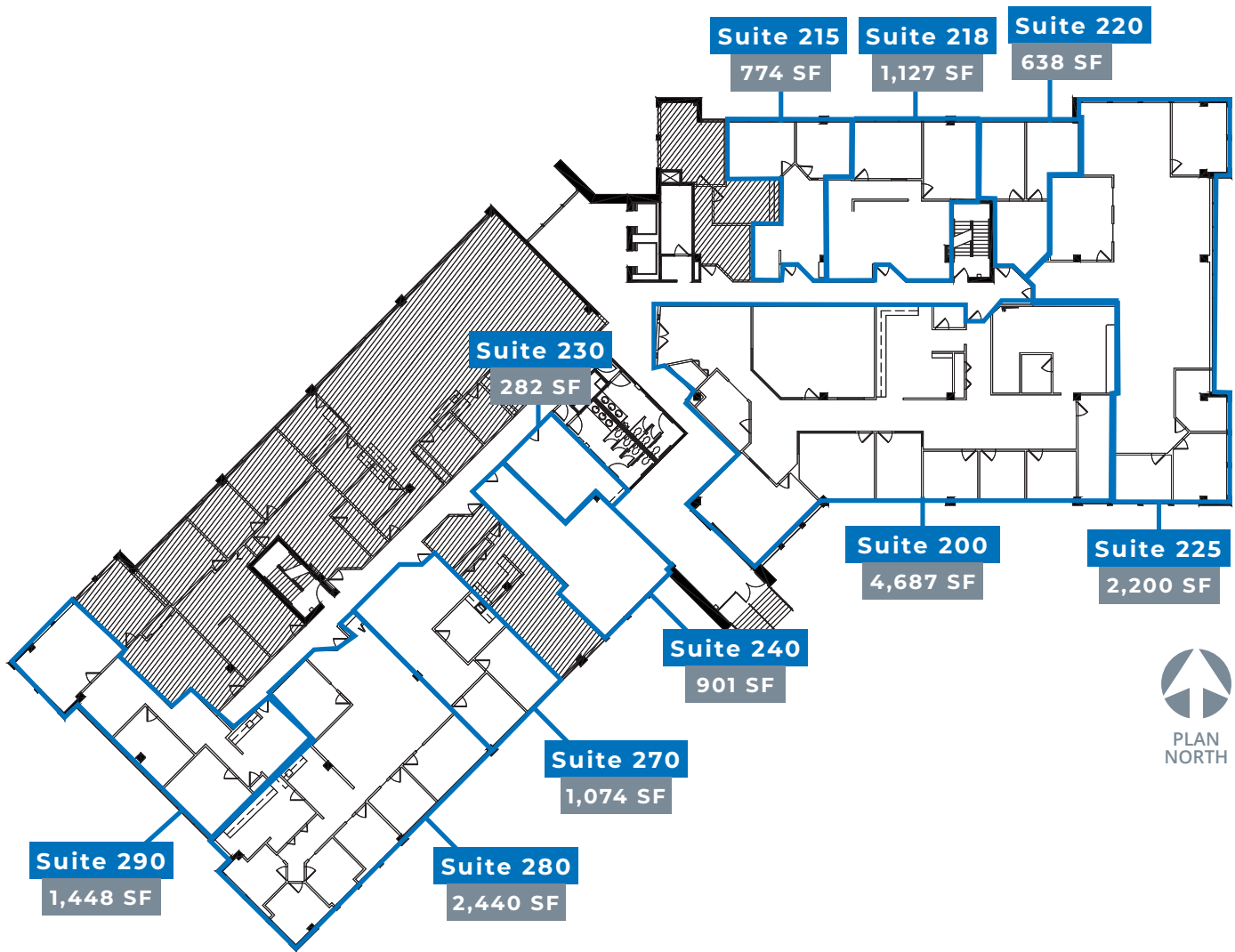
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5251 DTC Parkway | Suite 1100 | Greenwood Village, CO 80111
T 303.639.3000 www.transwestern.com

SECOND FLOOR

282 - 9,426 SF



AVAILABILITIES

Suite 215
774 SF

Suite 240
619 SF

Suite 218
1,127 SF

Suite 270
1,074 SF

Suite 220
638 SF

Suite 280
2,440 SF

Suite 225
2,200 SF

Suite 290
1,448 SF

Suite 230
282 SF

Full 3rd Floor
23,912 SF

CONTIGUOUS OPTIONS

**Suite 200, 215, 218,
220, & 225**
638 - 9,426 SF

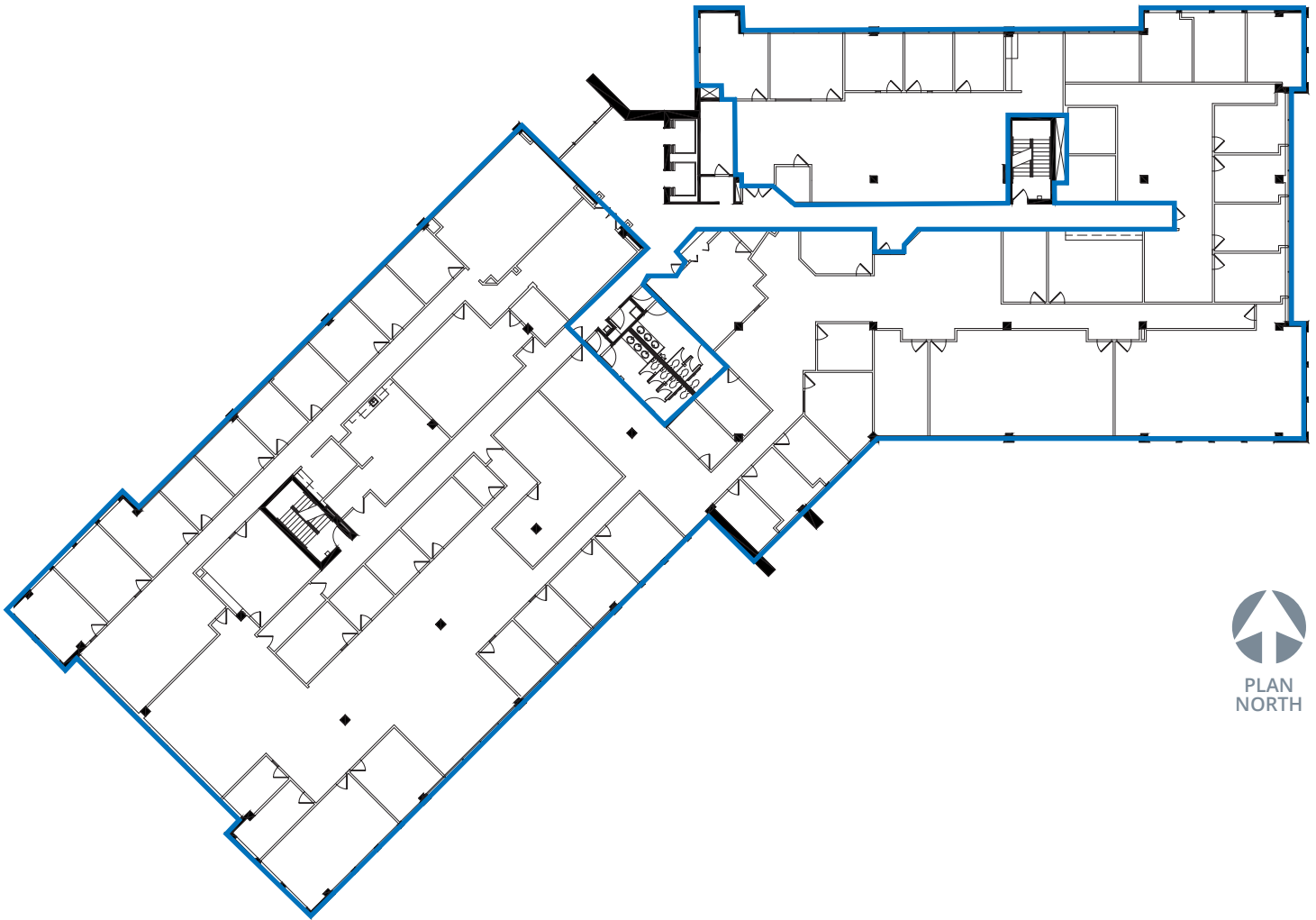
Suite 230 & 240
282 - 901 SF

Suite 270, 280, & 290
1,074 - 4,962 SF



THIRD FLOOR

23,912 SF



Rent

\$18.00 - \$19.00/SF FS

Term

Flexible

Parking

Covered parking at market rate
3.34/1,000 SF Ratio

Highlights

- Signage with highway visibility available for full floor tenants
- Golf course views
- Views of the Front Range
- Walking distance to Iliff light rail station at Iliff & I-225
- Many amenities nearby and easy access to I-225
- 25 minutes to Denver International Airport



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