

# NineMile

BUSINESS CENTER

**FOR LEASE**  
**520- 5,403 SF**



2953 & 2993 S. PEORIA STREET, AURORA, CO 80014



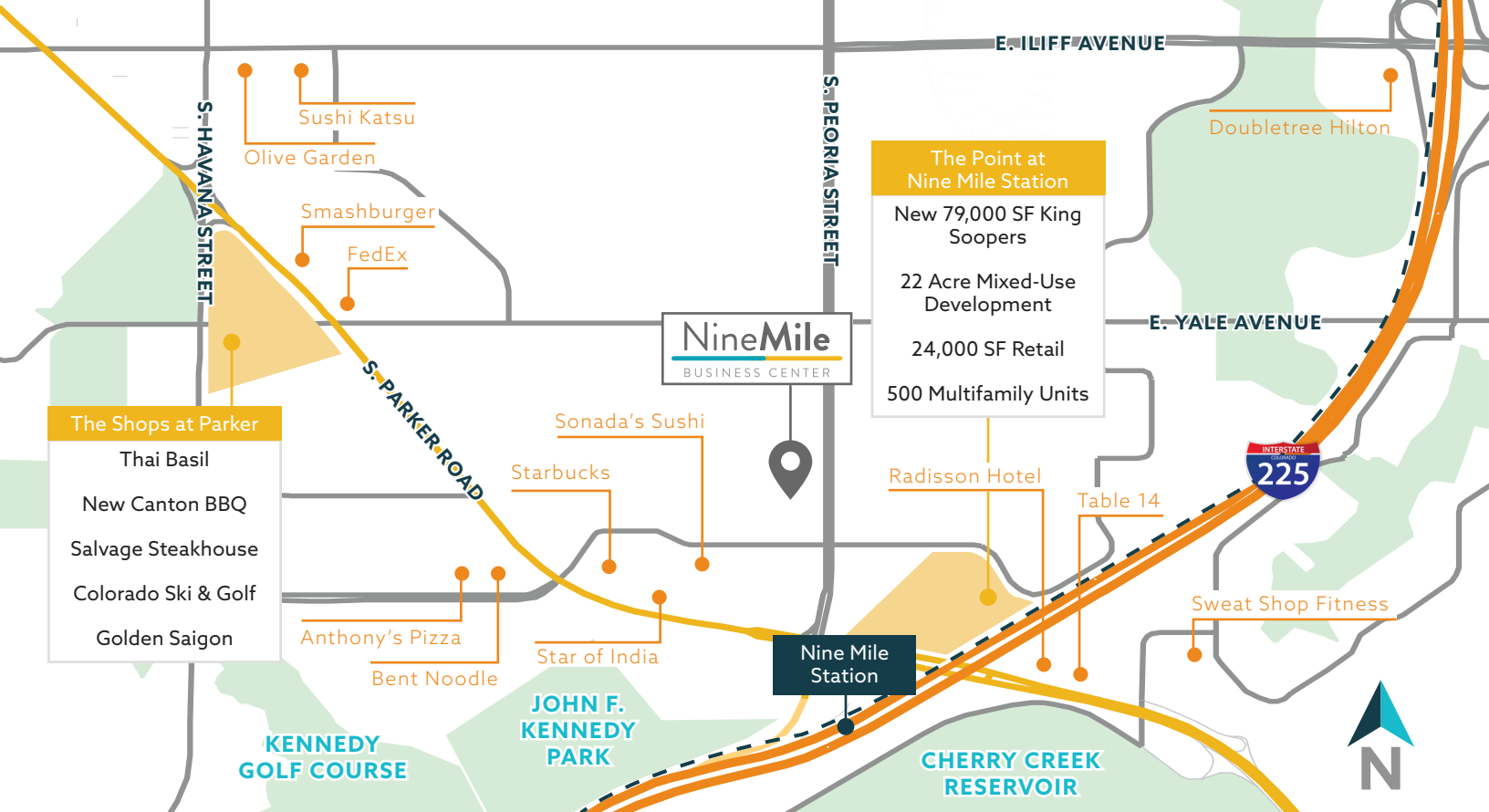


## BUILDING INFORMATION

- 3.00/1,000 SF parking ratio; 200 surface spaces available
- Easy access to South Parker Road and I-225
- Walking distance to Nine Mile Station, which has direct bus routes throughout the metro area and light rail lines
- Located in an emerging area
- Abundant retail and amenities nearby
- Building signage available for full floor tenant







## The Point at Nine Mile Station

Rendering ©Mile High Development



### AVAILABILITIES

#### 2953 S. PEORIA STREET

Suite 200 5,403 SF

Suite 220 2,100 SF

#### 2993 S. PEORIA STREET

Suite G-1 1,287 SF

Suite G-7 563 SF

Suite G-9 961 SF

Suite 116 726 SF

Suite 136 520 SF

Suite 250 1,325 SF

**CONTIGUOUS  
UP TO  
1,524 SF**

The Point at Nine Mile Station is a 22-acre mixed-use development near Nine Mile Business Center that will include a new 79,000 SF King Soopers, retail, apartments, and office.

Phase I, which includes the new King Soopers and two retail buildings, is estimated to be completed in Summer 2019. Phase II will include apartments, office, retail, entertainment, restaurants, and a pedestrian bridge crossing Parker Road to Nine Mile Station.



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 **TRANSWESTERN** REAL ESTATE SERVICES

## GET IN TOUCH

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