

I-225

MEDICAL & BUSINESS PLAZA

1300-1390 SOUTH POTOMAC STREET
AURORA, COLORADO 80012

WWW.225MEDPLAZA.COM



I-225 Medical & Business Plaza

I-225 Medical and Business Plaza represents four functional flex/medical/office buildings located along the I-225 corridor. An area heavily influenced by the close proximity of The Medical Center of Aurora and the Fitzsimons Medical Campus; the project is occupied by approximately 92% medical tenants. At 88% overall occupancy, this value-add opportunity offers investors the ability to lease up the remaining 5 spaces and increase the average in-place rents of \$14.91/SF to enhance yield.

The project benefits from dock high and drive-in loading and flexible unit sizes from 1,561 to 17,909 square feet. This type of site plan differentiates itself from other medical campuses in the submarket due to its competitive lease rates, convenient single-story access, and the ability to accommodate flex/office users as well as medical.

4
BUILDINGS

.....

144,853
SQUARE FEET

.....

5
VACANT UNITS

.....

88%
% LEASED

.....

20
TENANTS

.....

9.94
ACRES

EXECUTIVE SUMMARY HIGHLIGHTS



Ideal I-225 Location with Proximity to Complimentary Medical Uses and Light-Rail



Rare Value-Add Opportunity Through Lease Up and Immediate Upside Potential on Below Market Rents



Stable rent roll with 87% of Tenants Medical Related



Functional Product With Ability to Accommodate Users not Strictly Medical



Discount to Replacement Cost



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FITZSIMONS
MEDICAL CAMPUS



COLFAX STATION

13TH AVE. STATION

2ND AVE. &
ABILENE STATION

AURORA METRO
CENTER STATION



S. SABLE BLVD.

RTD LIGHT RAIL R LINE

GATEWAY
MEDICAL CENTER



E. MISSISSIPPI AVE.

THE SUBJECT IS LOCATED IN CLOSE PROXIMITY TO STATE-OF-THE-ART HOSPITALS:

JEFFERSON HILLS
MEDICAL CENTER

- + Anschutz Medical Campus is the largest academic health center from Chicago to the West Coast
- + University of Colorado Hospital - Colorado's #1 ranked hospital (US News & World Rankings)
- + Children's Hospital Colorado (CHC) - a top hospital in the nation (US News & World Rankings)

CHERRY CREEK

ASPEN CREEK

Medical Center
of Aurora

SOUTH CAMPUS

S. POTOMAC ST.

COMPASS POINT
MEDICAL OFFICE

TIMBER RIDGE

SOUTH POTOMAC
MEDICAL PLAZA



FLORIDA STATION

FLORIDA AVE.

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