



Sable Technological Center

452-562 Sable Blvd, Aurora, CO 80011



SCOTTSDALE
PROPERTIES



Scott Dale

Scottsdale Properties, Inc
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(303) 449-1231



Sable Technological Center

\$7.95 /SF/Yr

Attractive and functional office/R&D space. Plenty of parking and nearby amenities. Office suites have 4/1000 parking and warehouse suites have 1.5/1000 parking.

Please call for more information!
303-449-1231

" One block from Fast Tracks Terminal
" Attractive neighborhood with nearby conveniences...

• Great visibility and access. Warehouse R&D spaces have glass storefronts.



Rental Rate:	\$7.95 /SF/Yr
Property Type:	Flex
Property Sub-type:	Showroom
Building Class:	B
Rentable Building Area:	123,182 SF
Year Built:	1998
Taxes:	\$0.12 USD/SF/Mo
Operating Expenses:	\$0.17 USD/SF/Mo
Rental Rate Mo:	\$0.66 USD/SF/Mo

1st Floor Ste C

Space Available	14,499 SF
Rental Rate	\$7.95 /SF/Yr
Date Available	September 01, 2019
Service Type	Triple Net
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Currently a warehouse with three offices, rest rooms and a kitchenette. Space has a showroom front and a drive-in door in rear. 21' ceiling at high point.Walk to light rail, bus stops in front of building.High traffic artery.\$13,822/month all in with estimated expenses.



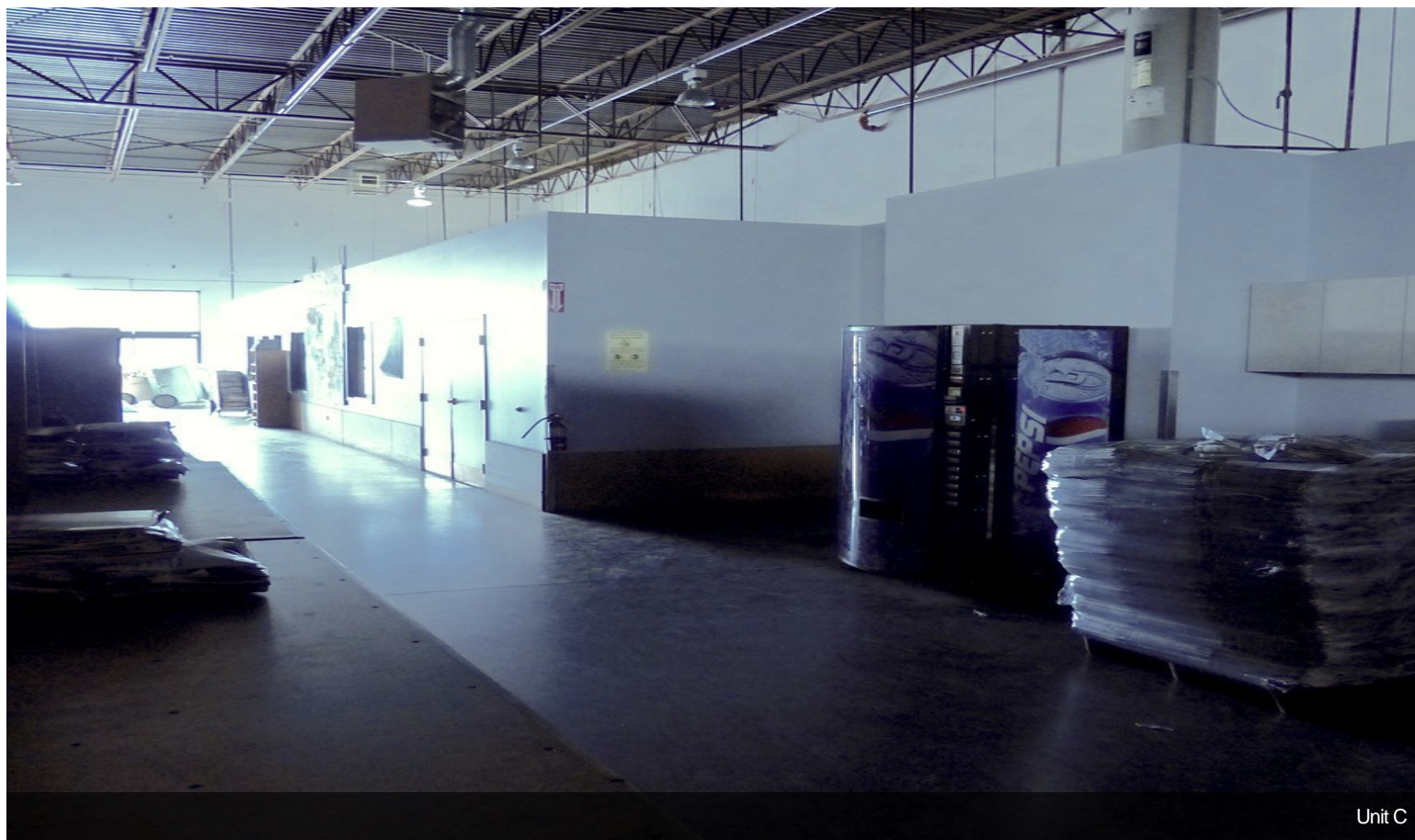
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Property Photos



Unit C

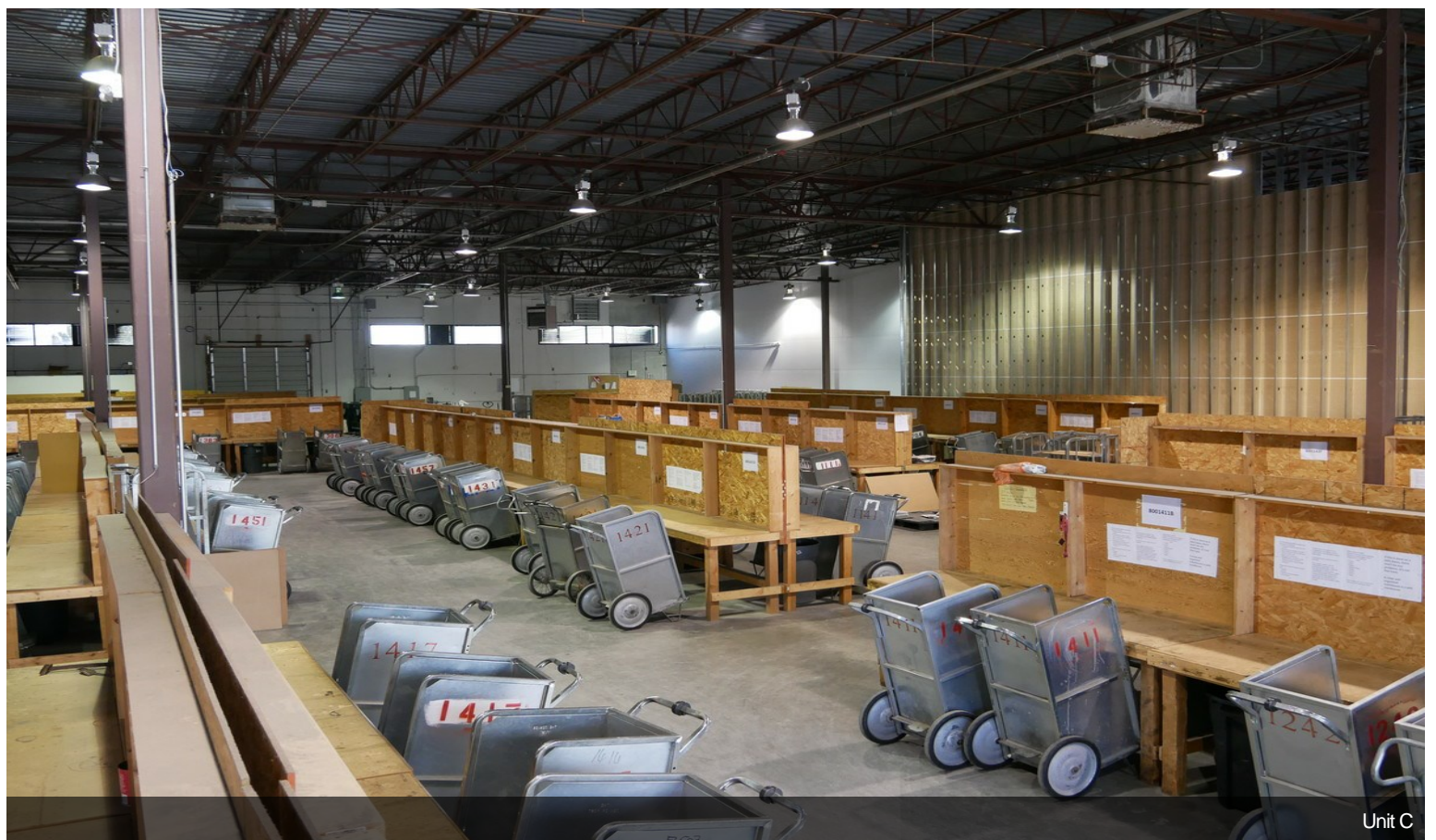


Rear Unit C

Property Photos

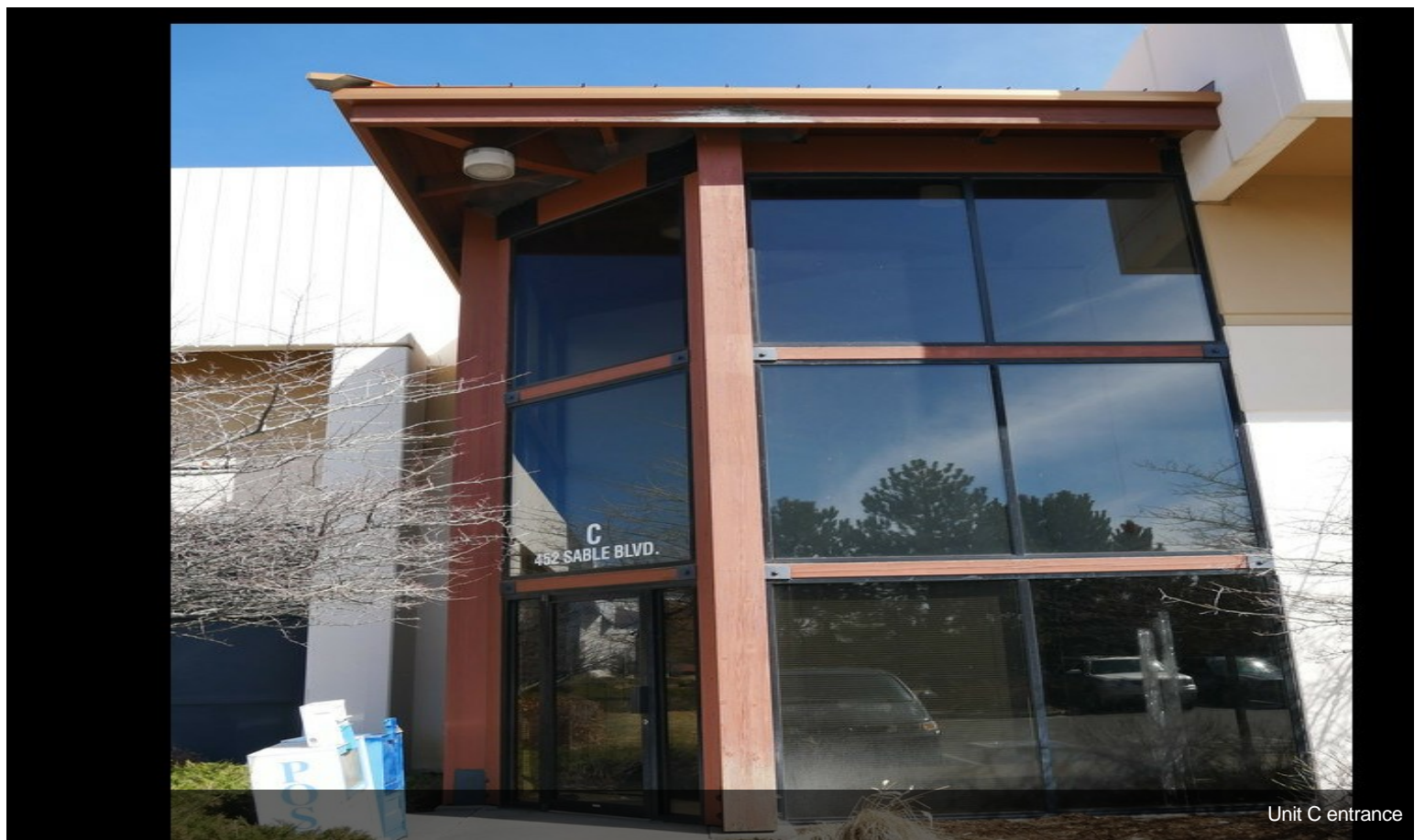


Storefront Unit C



Unit C

Property Photos



Unit C entrance