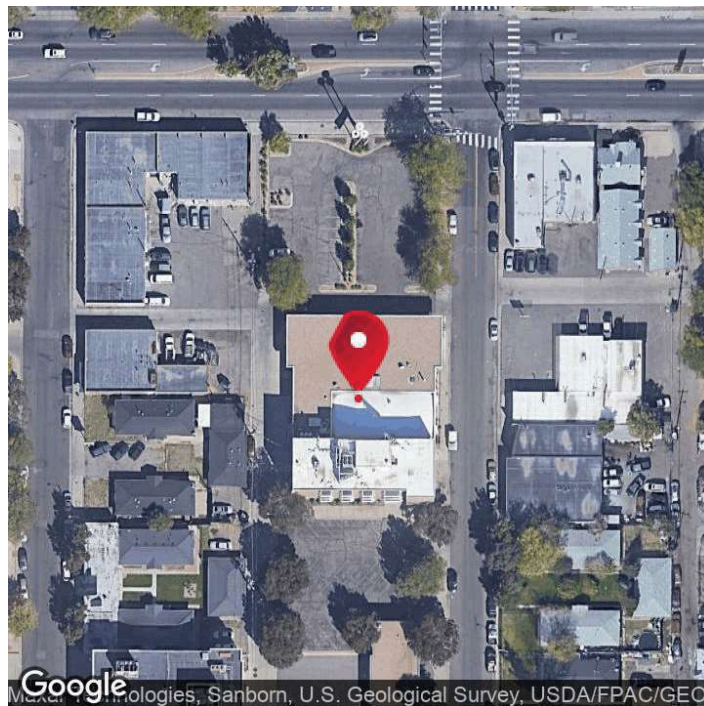


# COLFAXLAB

10660 EAST COLFAX AVENUE , AURORA, CO 80010



## OFFERING SUMMARY

Lease Rate:	\$14-18 SF/yr (Gross)
Building Size:	24,228 SF
Suite D:	4,465 SF
Lot Size:	1.77 Acres
Parking:	120 Spaces
Year Built:	1967
Renovated:	2018
Zoning:	O - AG

## PROPERTY HIGHLIGHTS

ColfaxLab for Social Good Office Retail Space for lease! Enjoy the convenient location right off of Colfax Ave as well as close proximity to 1-225 Interchange Highway! Located across the street from UC Health University Colorado Hospital. Urban, mixed-use entertainment, commercial, office, and residential uses. Available - 3rd Floor, Suite D | 4,465 SF | Negotiable Rent \$14-\$18/SF/YR | Office



RE/MAX PROFESSIONALS  
Each office independently owned and operated

143 Union Blvd Ste 120  
Lakewood, CO 80228-1827

800.992.9025

theINTLgroup.com

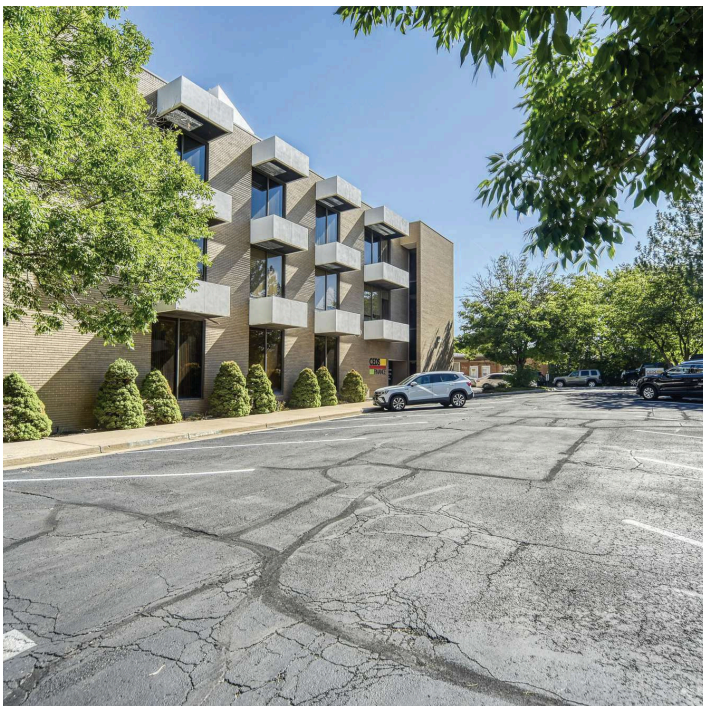
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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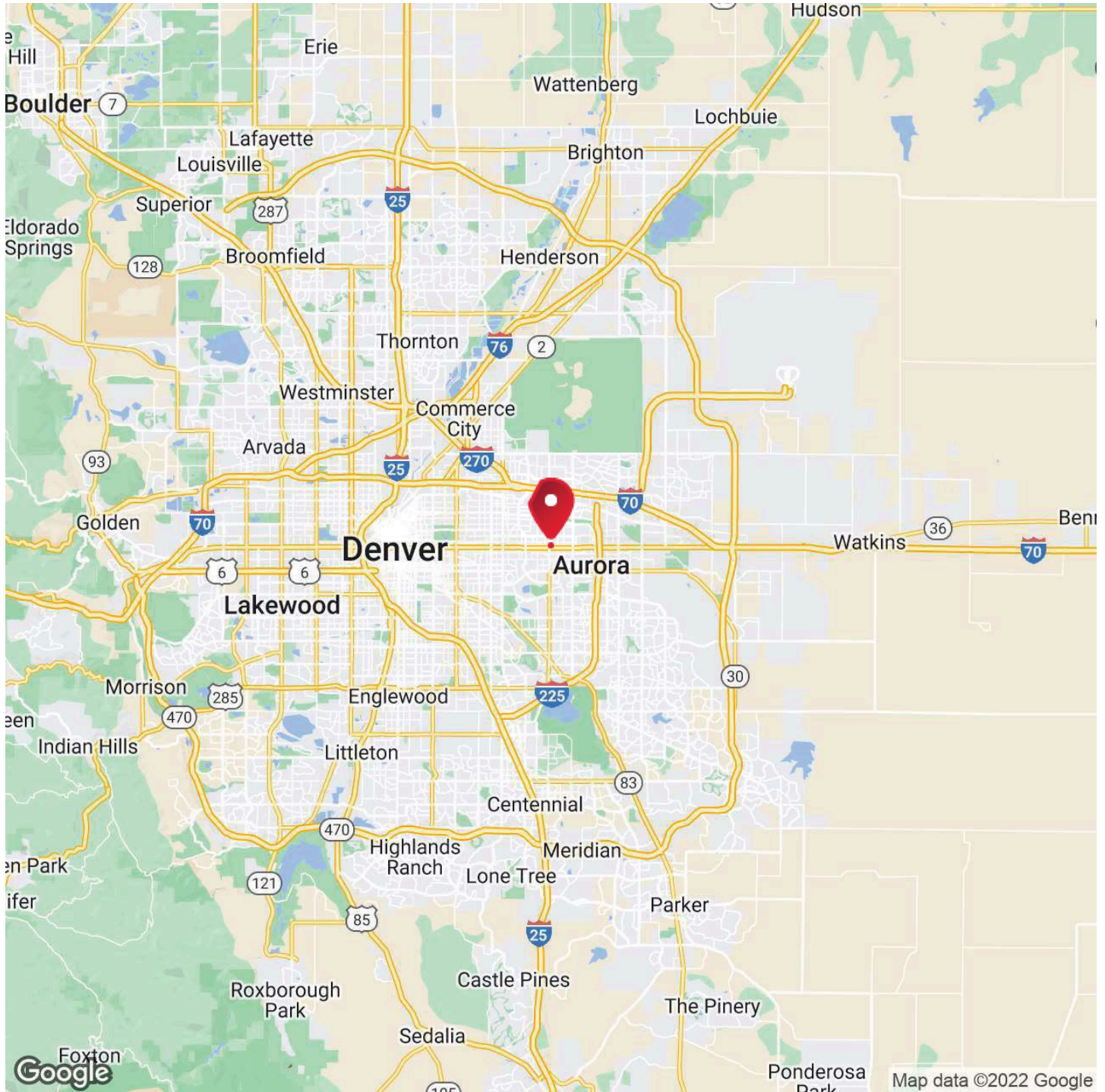
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LOCATION MAP

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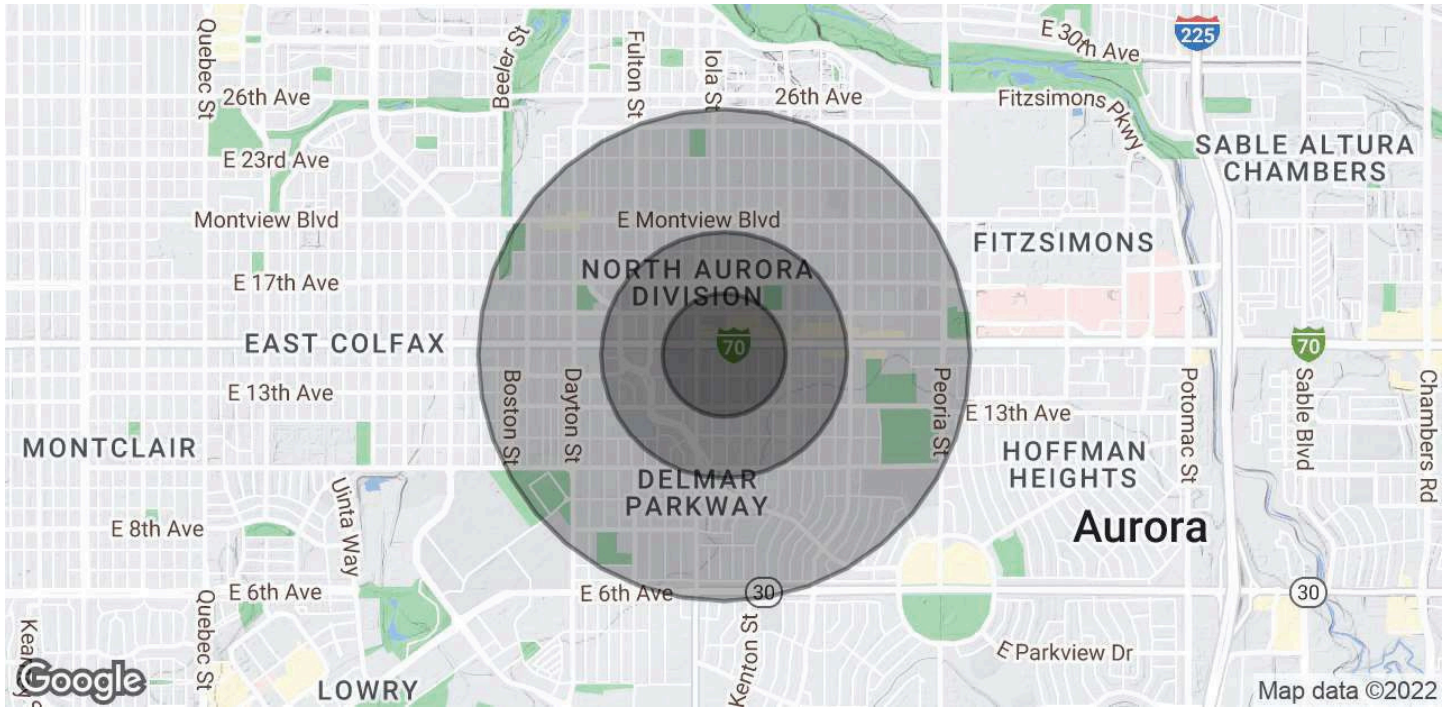
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,914	8,836	31,258
Average Age	32.4	32.2	33.5
Average Age (Male)	32.2	29.6	31.4
Average Age (Female)	31.7	32.7	33.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	736	2,999	10,134
# of Persons per HH	2.6	2.9	3.1
Average HH Income	\$41,169	\$48,814	\$52,963
Average House Value	\$262,761	\$237,635	\$258,055

\* Demographic data derived from 2020 ACS - US Census



FOR LEASE

OFFICE BUILDING

ADVISOR BIO 1

# COLFAXLAB

10660 EAST COLFAX AVENUE , AURORA, CO 80010



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