

SABLE CENTER

452-562 Sable Blvd. Aurora, CO 80011

FOR LEASE
1,882-20,558 SF



**EDUCATION, TRAINING,
MEDICAL, OFFICE**

20,558 SF of second-floor office space at 562 Sable Blvd—ideal for a educational use, training facility, or medical use. This spacious and flexible layout easily supports a variety of business models and team configurations. Located at 6th Avenue and I-225, the property offers quick access to the entire Denver Metro area, Denver International Airport, Anschutz Medical, Children's Hospital, and Buckley Space Force Base. Conveniently located near restaurants and retail, it's a prime spot for both employees and visitors.

*Your perfect opportunity to
join Sunflower Montessori
School, a thriving educational
community in a highly visible
and convenient location!*

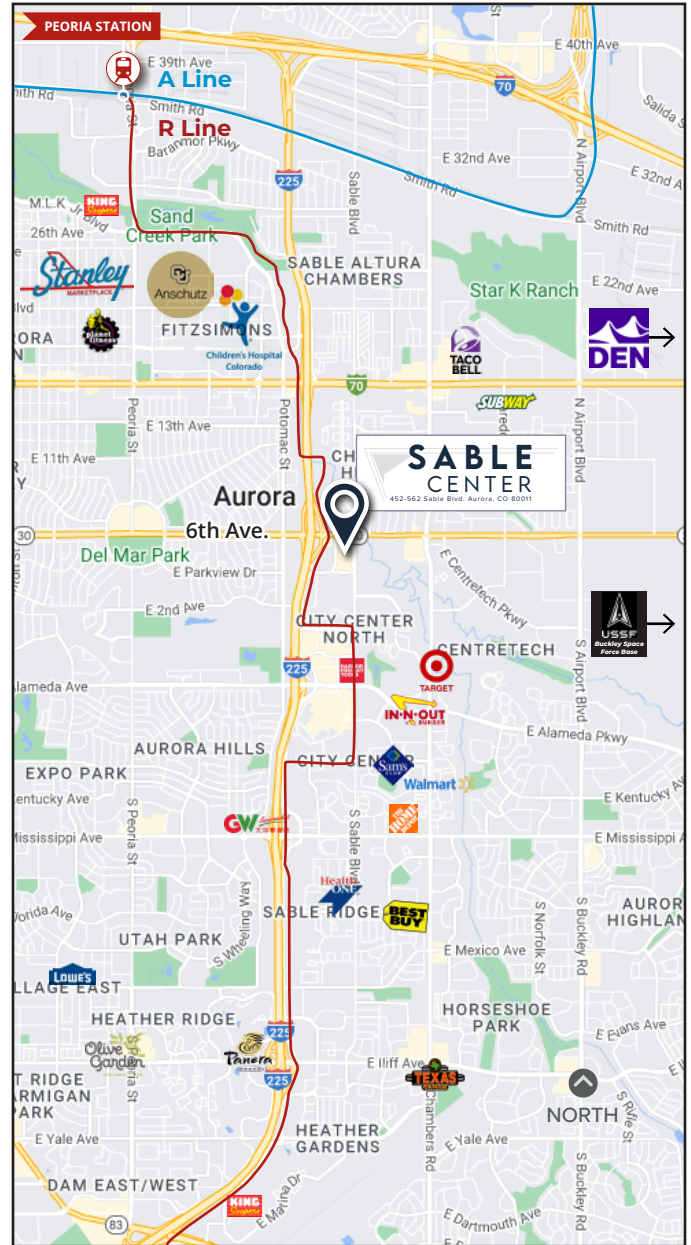


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HIGHLIGHTS

- Great location & visibility at the corner of 6th & Sable Blvd.
- Quick access to I-225, I-70, Anschutz Medical, Children's Hospital and Buckley Space Force Base.
- Denver International Airport and downtown Denver are a 25 minute drive and are accessible by light rail.
- Demisable options from 1,882-20,558 SF.
- Tailored buildouts available!
- Spacious office layout, ready to fit a wide range of needs.
- Large windows with natural lighting and open view to mountains.
- Numerous diverse, popular restaurants and retail are within a 5 to 15 minute drive including Stanley Marketplace and City Center.
- Ample Parking/High Parking Ratio.



DESCRIPTION

ADDRESS 562 Sable Blvd. Aurora Co 80011

YEAR BUILT 1998

PARKING RATIO 4.00/1,000 SF

COUNTY Arapahoe

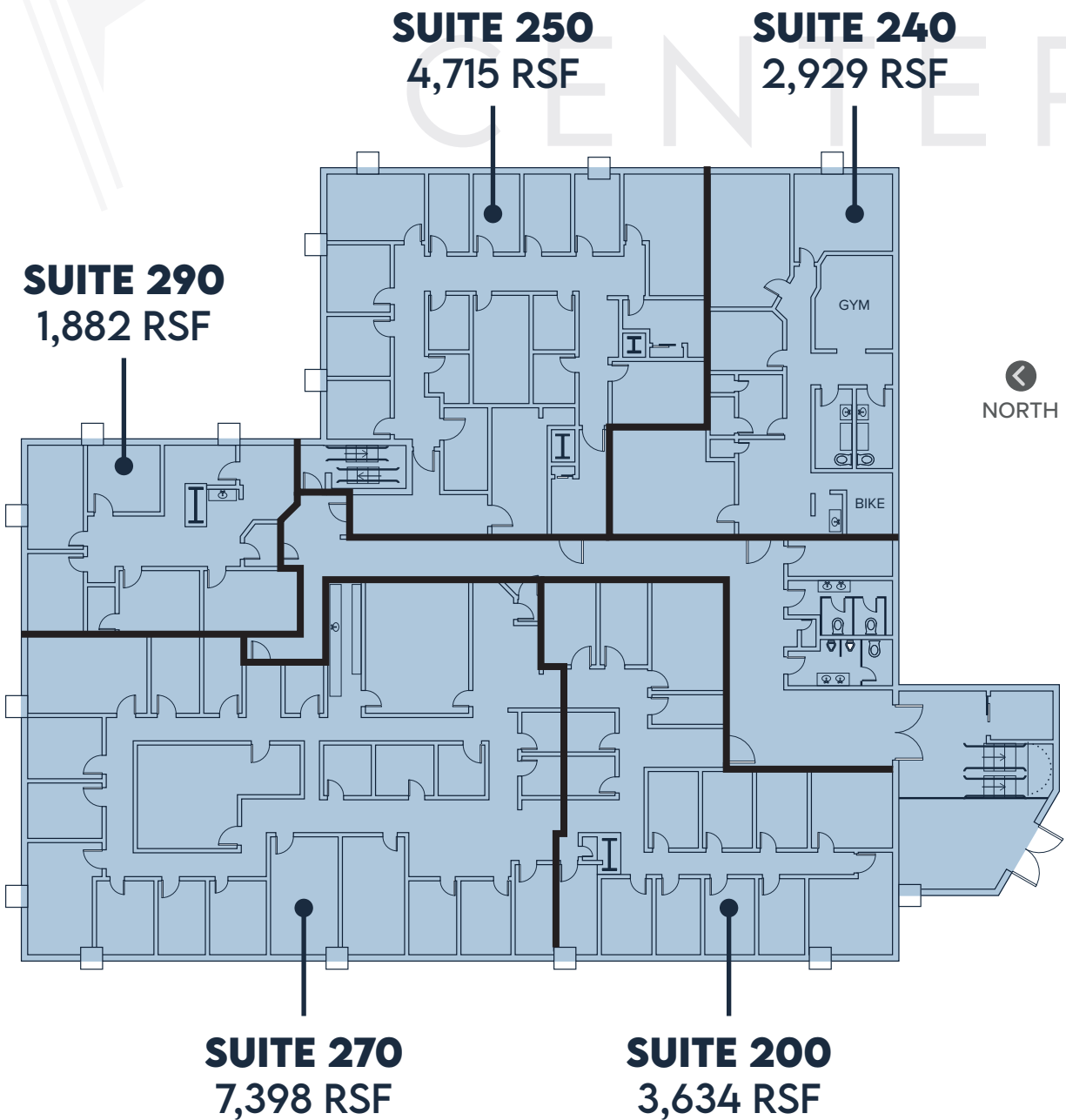
ZONING RB1

SUITE DESCRIPTION

SUITE	200, 240, 250, 270 & 290	2026 OPEX	\$6.02/SF
SUITE SIZE	1,882-20,558 SF	AVAILABLE	Immediately
LEASE RATE	\$12.00/SF NNN	ESCALATIONS	4.25%

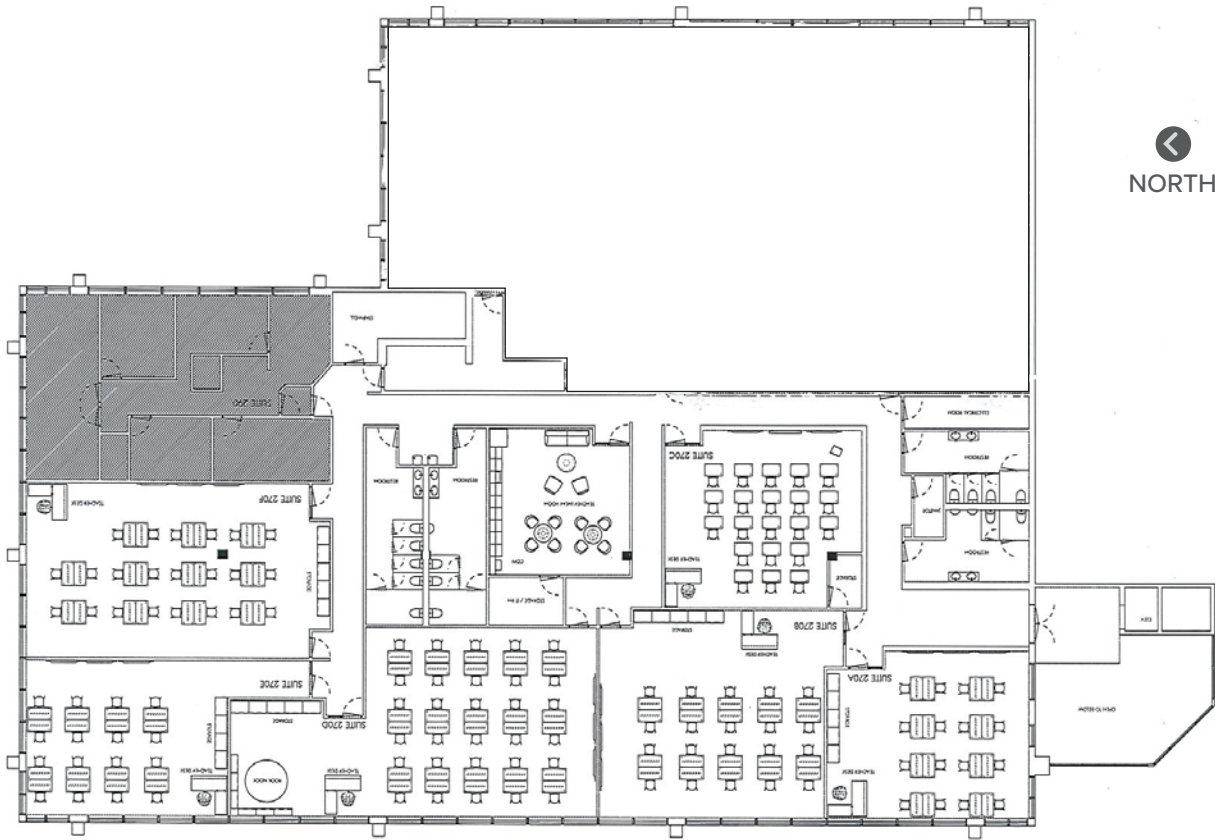
EXISTING FLOORPLAN

20,516 SF



CONCEPTUAL

EDUCATION/TRAINING LAYOUT





SITE LOCATION



NEARBY RESTAURANTS

Annette
Boychik
Cheluna Brewing Co.
Chi Lin Asian Eatery
Create Kitchen & Bar

Denver Buscuit Co.
Elita Specialty Market
J's Famous Original Pizza
La Creperie d'Audrey
Lemongrass

Logan House Coffee Co.
Maria Empanada
Miette et Chocolat
Misaki
Mr. B's Wine & Spirits

Rolling Smoke BBQ
Rosenberg's Bagels
Stanley Beer Hall
Sweet Cow
Traveling Mercies



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**BROKERAGE
DISCLOSURE**