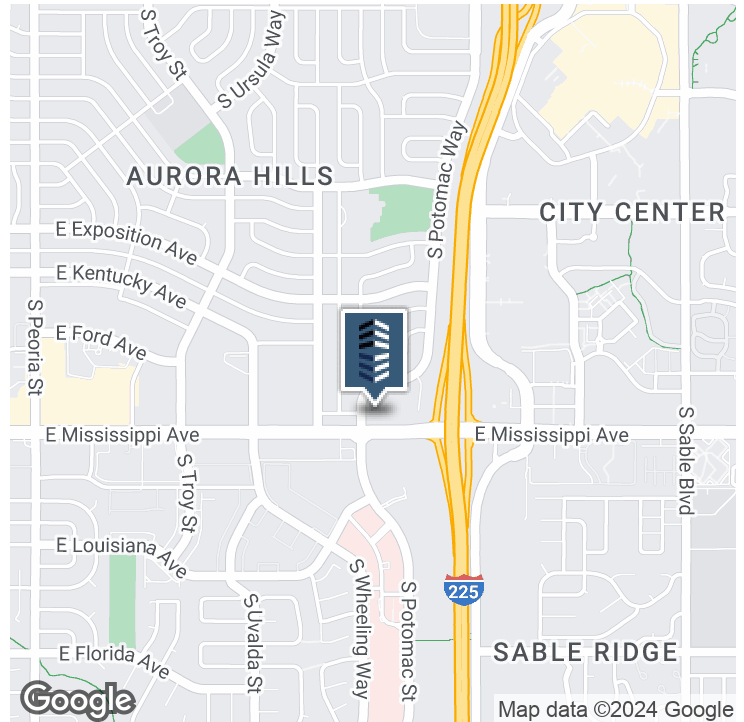


GATEWAY MEDICAL CENTER

13701 E MISSISSIPPI AVE | AURORA, CO 80012



OFFERING SUMMARY

Suite 220, 2,241 SF:	Labs/Exam Rooms
Suite 240, 2,754 SF:	Proposed New Floor Plan
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	32,539 SF

PROPERTY HIGHLIGHTS

- Strategically located between the Anschutz Medical Center, Children's Hospital, and the new Veteran's Hospital to the north and the Medical Center of Aurora (HealthOne) to the south.
- Prime Visibility and Access at I-225 and Mississippi
- 3-Story Medical Professional Building with Elevator Access
- Ample Surface and Covered On-Site Parking
- Two Tenant Monument Signs
- Professional Management

CONTACT:

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