

THE OFFICES AT SOUTHLANDS

FULLY FURNISHED OFFICE SUBLEASE



6205 S MAIN STREET, BUILDING D, SUITE 285
Aurora, CO 80016



SUBLEASE TERM
THROUGH
JUNE 30, 2024



LEASE RATE
\$26/SF
FULL SERVICE



AVAILABLE SF
2,043
SF

BUILDING HIGHLIGHTS

EXCELLENT ACCESS TO SURROUNDING NEIGHBORHOODS AND DIA, FANTASTIC CUSTOMER ACCESS, NUMEROUS RESTAURANTS, HEALTH CLUBS AND RETAILERS, CINEMA, GREAT WESTERN VIEWS!

SIGNATURE CLOCK TOWER, STARLIGHT ALLEYS SIDEWALK SCULPTURES: WIND, WATER, SUN, EARTH, FIRELIGHT - OUTDOOR FIRE-PIT, 4 CORNERS: TRANSPARENT BUILDING CORNERS WITH SHOWCASES, INTERACTIVE POP-JET FOUNTAIN.



AVAILABILITY
AVAILABLE
NOW



BUILDING SIZE
63,661
SF



YEAR BUILT
2006



Madison Commercial Properties, LTD.
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AERIAL MAP



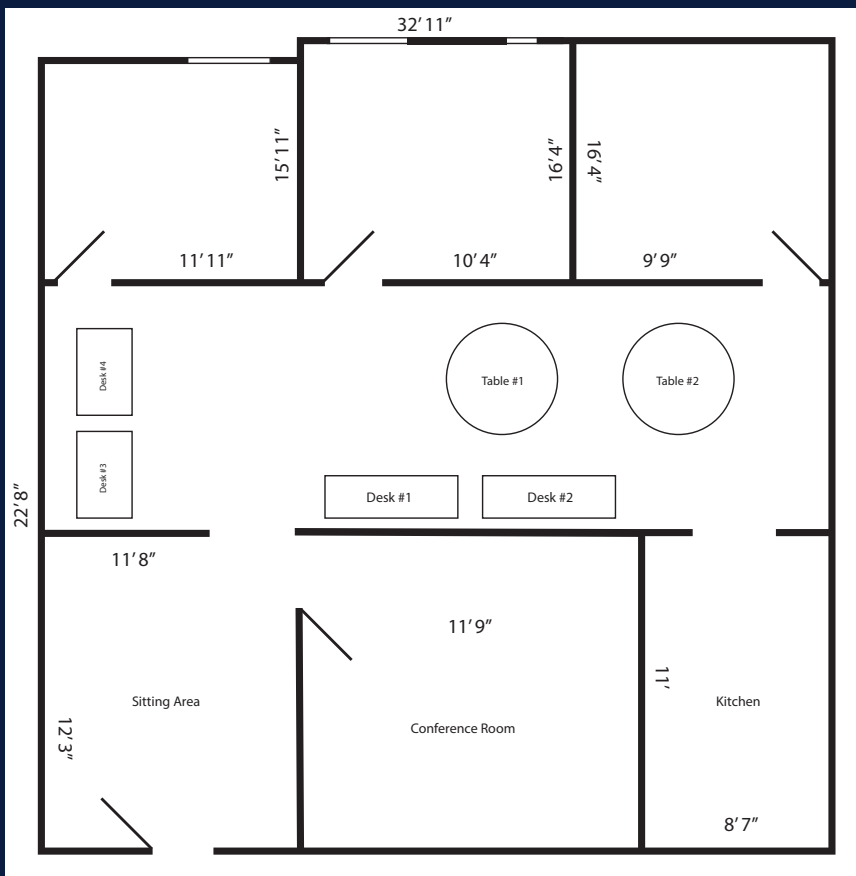
SOUTHLANDS AMENITIES

Ted's Montana Grill	McDonald's
Buffalo Wild Wings	Mad Greens
Chipotle	P.F. Chang's
Panera Bread	Jim 'N-Nick's BBQ
Reb Lobster	Sam's Club
Olive Garden	and Many More!

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FLOOR PLAN



PROPERTY HIGHLIGHTS

FULLY FURNISHED OFFICE SPACE, INCLUDING:

- 3 Executive Offices, all with complete desk and 2 per office
- Front Entrance/Waiting Area chairs and table
- Conference Room comes with table
- Kitchen with refrigerator, microwave and table
- Additional furniture and supplies such as 2 round tables, 1 wall-mounted television, cabinet storage, 4 workstation desks, and copy machine to lease, if desired

ADDITIONAL PHOTOS



BROKER COMMENTS

There are a wide variety of tenants, which all are professional so the space is very quiet. Anchor Tenants are Bed Bath & Beyond, JCPenney, Ross Dress For Less, Sam's Club, T.J. Maxx, Walmart. Restrooms are located in the hall.

Parking located behind building.

Tenants receive discounts at select retailers at Southlands.

Southlands provides 24 hour security.



If you have any further questions or would like to learn more, **please contact me today!**

DOUG GATES

Broker Associate

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