

**FOR LEASE**

**9801 East Colfax**

**FLORENCE SQUARE**

**Retail Space up to 3,500 SF \$12.00 NNN**

**Office Space up to 2,700 SF \$14.00 Full Service**



**9801 East Colfax Avenue  
Urban Renewal – Mixed Used**

Florence Square is a 4.5- acre mixed-use project in the heart of the arts district of Old Town Aurora. This professional building is new construction with easy access to public transportation while providing a great Colfax identity. COME JOIN the Arts District.

Contact David Leuthold 303-520-7729

**David Leuthold**  
(303) 871-9000 Office  
(303) 520-7729 Cell  
david@leutholdcommercial.com

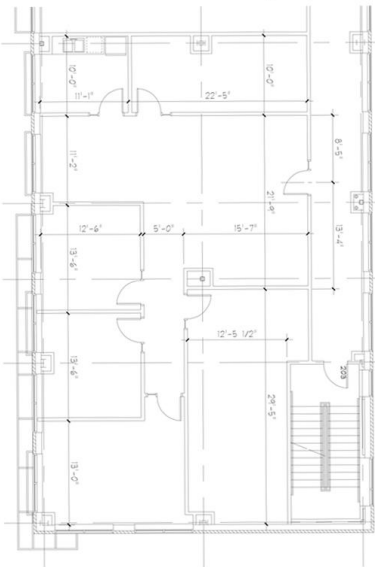
**LEUTHOLD**  
**COMMERCIAL PROPERTIES**

# FOR LEASE

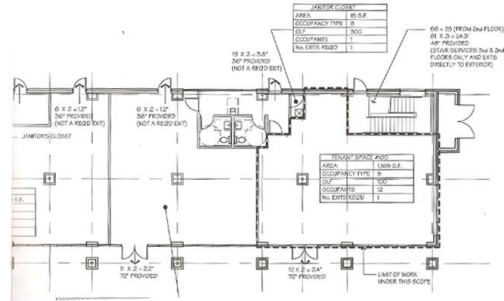
# 9801 East Colfax

## Floor Plans

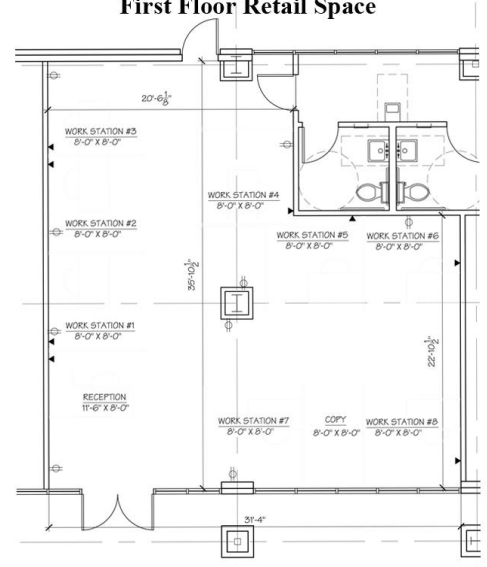
2nd Floor Office Space



First Floor Retail Space



First Floor Retail Space



## FEATURES

- Urban Renewal in Old Town Aurora
- Ample Parking
- Colfax Identity
- On-site Professional Management
- Easy access to public transportation
- Great Rates for a high class building
- Patio Potential for a restaurant
- Great Signage opportunities
- Perfect office space for neighborhood non profits
- Lots of natural light
- Potential City Financing for retail improvements
- Exciting mix of office, retail, and residential.

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