

RETAIL/OFFICE/WAREHOUSE SPACE AVAILABLE

10, 20, 30, 50 & 60 S. Havana St., Aurora, CO 80012

FOR LEASE



PROPERTY DESCRIPTION

Great facility for the small business or start-up enterprise looking for affordable space with strong visibility and easy access.

PROPERTY HIGHLIGHTS

- **4 OFFICE UNITS and 1 FLEX SPACE AVAILABLE 6/1/2023**
- Contact broker for more information
- The complex is a mix of retail, office, flex and warehouse spaces, ideal for selling/providing goods, services, storage, distribution.
- Affordable rates and flexible floor plans
- On-site management office
- Easy access to/from I-225 at Alameda or 6th Ave.
- On Havana between Alameda Ave. and 1st Ave.

CHARLES NUSBAUM

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	26,848	220,557	485,713
Average Household Income	\$69,035	\$80,976	\$90,885
Businesses	536	11,115	28,734
Employees	3,927	84,987	239,573

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT

S. Havana St. N of E. Bayaud Ave.	39,611/vpd
S. Havana St. S of E. Alameda Ave.	39,417/vpd
S. Havana St. S of E. Bayaud Ave.	37,577/vpd

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
30 S. Havana, #310 Front	Available	600 SF	Modified Gross	\$1,525 per month	Office Unit 310 Front is a 600 SF (15' x 40') open plan heated/cooled office with 1 small, tiled office & restroom. \$1,525.00/month + gas/electric
30 S. Havana, #311 Front	Available	480 SF	Modified Gross	\$1,300 per month	Office Unit 311 Front - 480 SF (12' x 40') open plan heated/cooled office with restroom. \$1,300.00/month + gas/electric - open plan with storage closet and extra cabinetry (2 areas) w/ tiled kitchenette and counter workspace.
50 S. Havana, #303 Front & 304 Front	Available	1,125 SF	Modified Gross	\$2,850 per month	Office Units 303 Front & 304 Front is a 1,125 SF for \$2,850.00/mo + gas/electric - open plan heated/cooled office space with private office, storage area and restroom
50 S. Havana, #509 Front	Available	450 SF	Modified Gross	\$1,145 per month	Office Unit 509 Front - 450 SF (15' x 30') open plan heated/cooled office with storage closet & restroom. \$1,145/month + gas/electric
50 S. Havana, #520/521	Available	2,430 SF	Modified Gross	\$2,990 per month	FLEX SPACE AVAILABLE 6/1/2023 - Unit 520/521 - 2,430 SF features 27' x 30' open office with restroom, HVAC, 1 private office with restroom and 27' x 60' heated warehouse with 2 OH doors and a personnel door. \$2,990.00/mo + gas/electric

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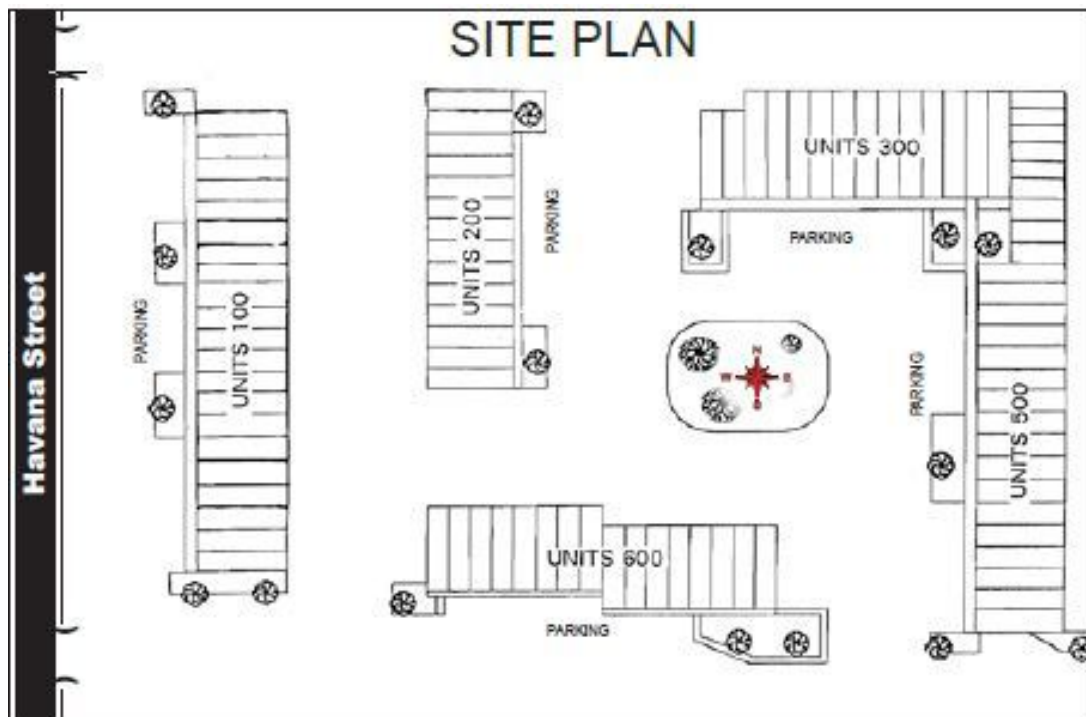
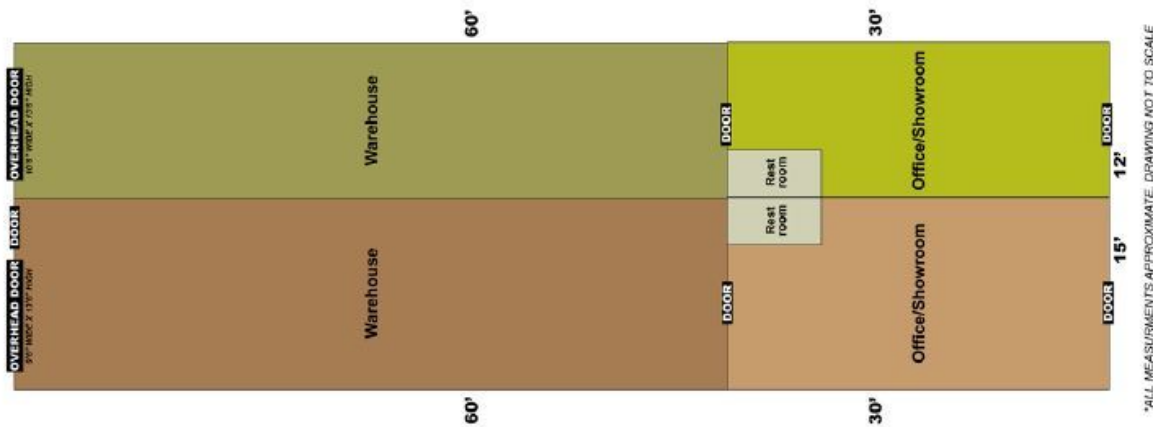
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Various floor plans including:

- 12' X 30' Office/Showroom with 12' X 60' Warehouse
- 15' X 30' Office/Showroom with 15' X 60' Warehouse
- 27' X 30' Office/Showroom with 27' X 60' Warehouse



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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- ☒ **Customer.** Broker is the ☒ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☒ Show the premises ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- ☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- ☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Antonoff & Co. Brokerage Inc.

Charles Nusbaum 01/20/2022
Broker Antonoff & Co. Brokerage, Inc.
By Charles Nusbaum