

3505 Thayer Court, Aurora - Meadow Lakes Corporate Park

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SPECIAL
Client & Broker
INCENTIVES



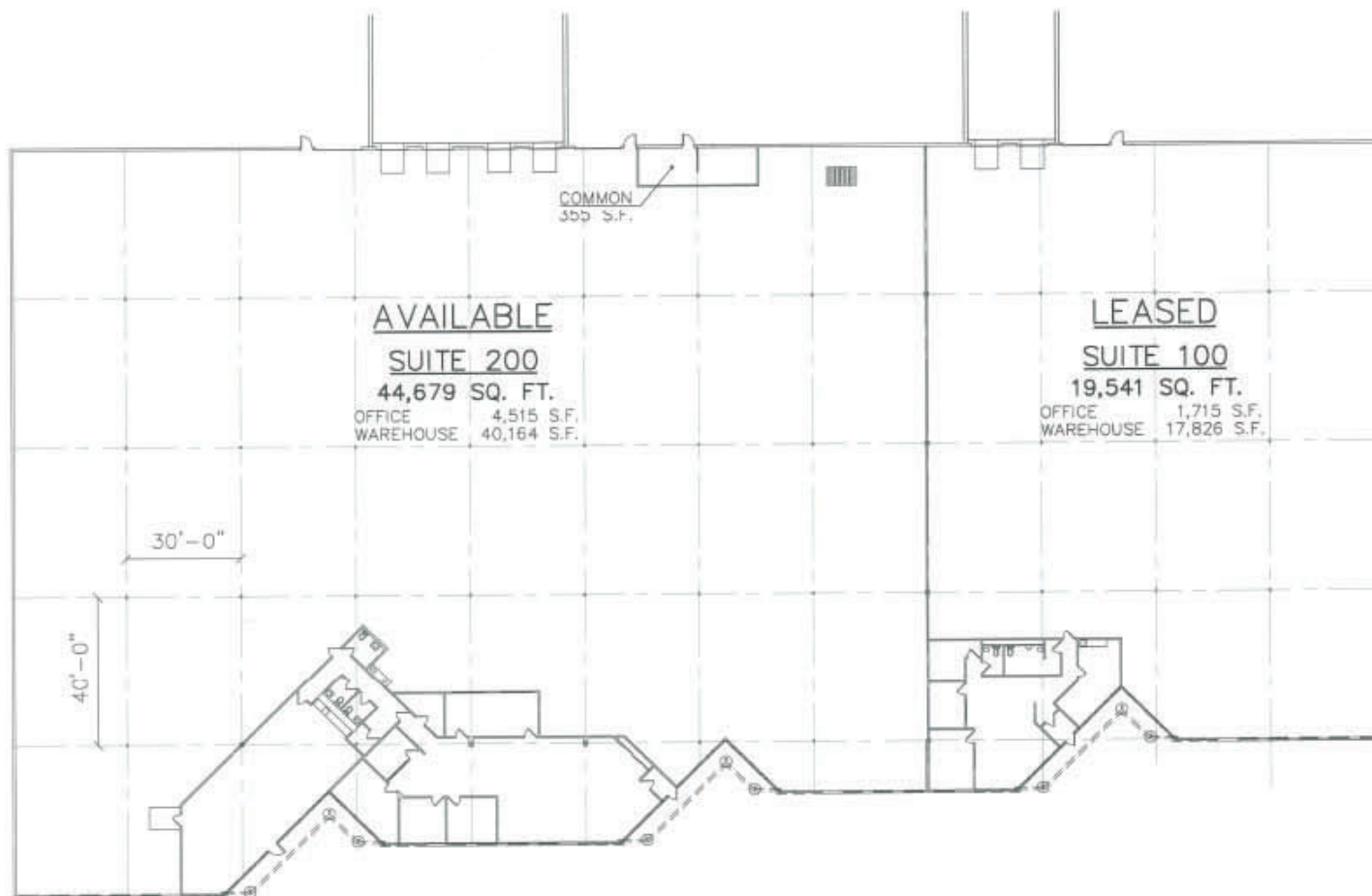
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PROPERTY STATISTICS

Total Building SF 64,220 SF 44,679 Avail. Sq. Ft. (div to 22,420 Sq. Ft.)	Drive-In Doors Two (2)
Office Finish 10%	Column Spacing 40' x 30'
Acreage 4.6 acres	Sprinkler 100%
Year Built 1989	Parking 40 spaces
Available Immediately	Lease Rate \$4.65/Sq. Ft.
Ceiling Height 21'	Sale Price: STO
Power 1200 amps	2007 Estimated Taxes \$1.24 psf
Docks Four (4) exterior	CAM \$1.06 psf
	Insurance \$0.06 psf



Information shown on this sheet is believed to be accurate and reliable but not guaranteed and is subject to correction.



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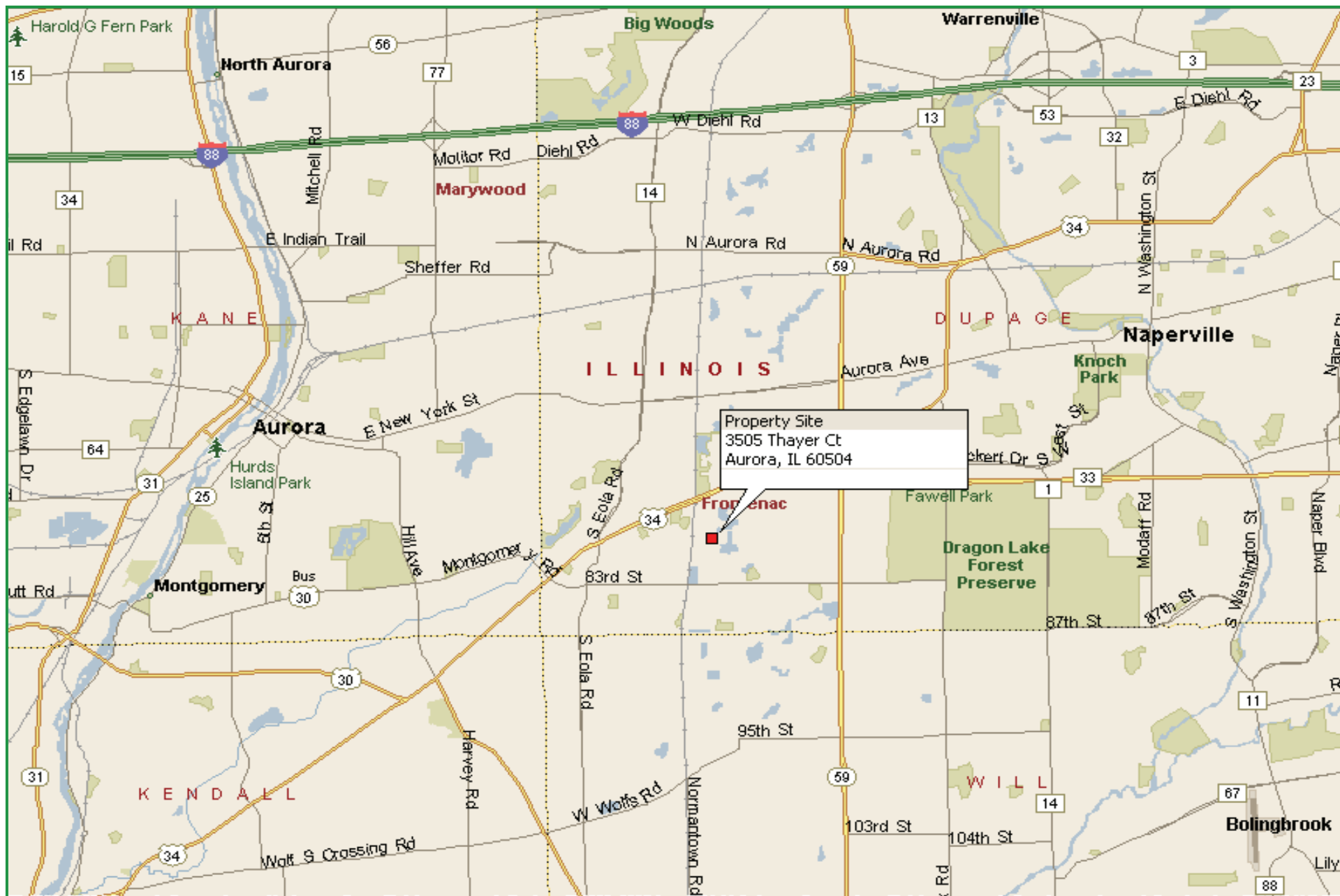
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