

## Three Gateway Centre

3855 Lewiston Street  
Aurora, CO 80011



The property consists of a four-story Class “A” multi-tenant office building that totals 80,000 net rentable square-feet. Completed in 2000, the property is located in Gateway Business Park, in the northeast quadrant of metro Denver near Denver International Airport. Gateway Business Park totals approximately 1,200 acres and features a mix of office, industrial, retail, residential, and hotels. Gateway Business Park is strategically located at the nexus of the primary transportation corridors of metropolitan Denver. Interstates 70 and 225 and E-470 provide convenient access to the metropolitan area as well as the Rocky Mountain region, with the Denver Tech Center and downtown Denver within 15 minutes from the property. The property is located approximately one mile west of the entrance to Denver International Airport (DIA). Parking is provided for 347 vehicles which provides for an above-market parking ratio of 4.3 spaces per 1,000 square-feet.

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