CLASSROOM SPACE FOR LEASE







1072 Chambers Ct | Aurora, CO 80011

(A portion of Calvary Wellspring church facility)

- Approximately 6,000 square feet of classroom space
- Classroom space at grade level with extensive plumbing; most classrooms have sinks, some with adjacent restrooms
- 9 classrooms plus office space
- Shared use of fellowship hall and kitchen areas and multi-purpose room
- Fenced playground area
- May be suitable to early childhood education
- Exclusive use during weekday business hours. Most rooms will be used by the church on Sundays
- Close proximity to Elkhart Elementary School & East Middle School and across Chambers Court from Hinkley High School
- Easy access from I-225, Colfax Avenue, 6th Avenue and RTD transit

Lease Rate: $18.00/SF Modified Gross

Included - Common area matenance, utilities, landlord insurance; Excluded - property taxes, janitorial, and wifi

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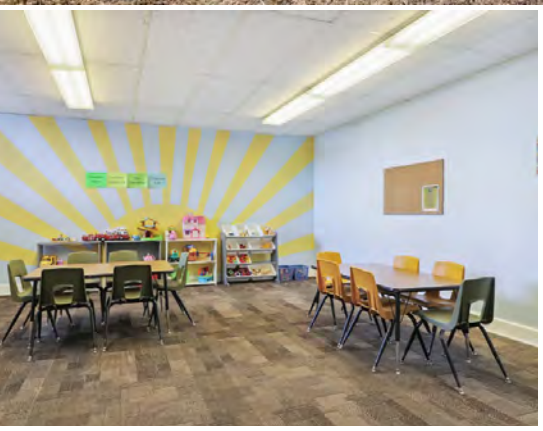
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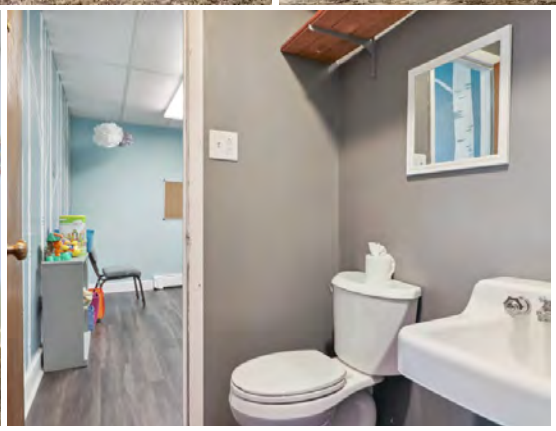
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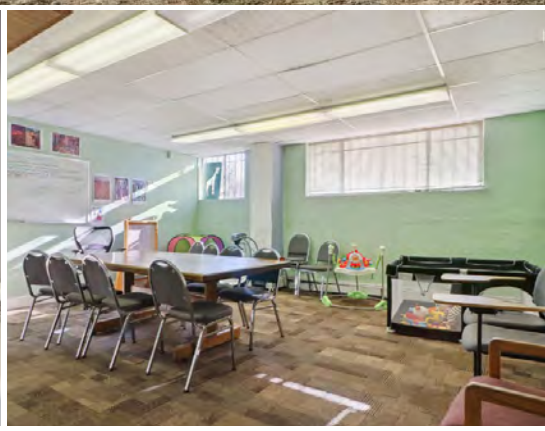
1072 Chambers Court
Aurora, CO 80011



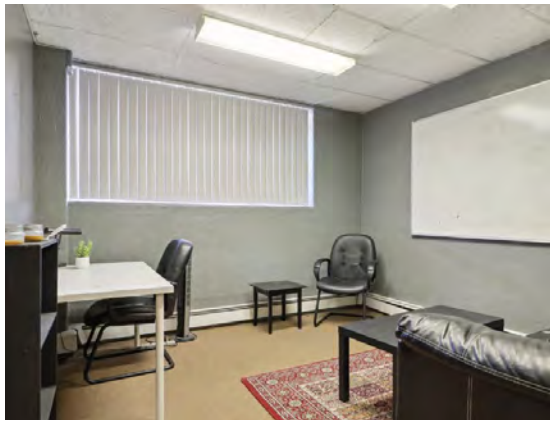


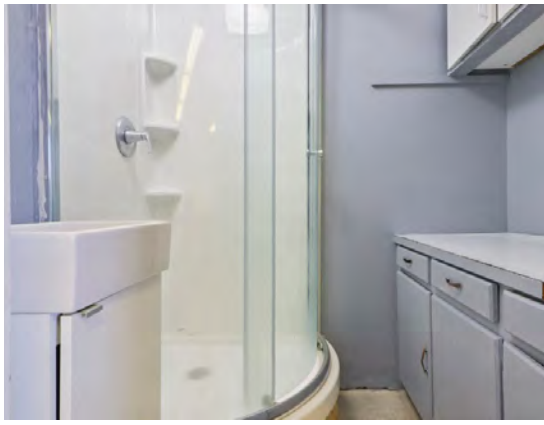








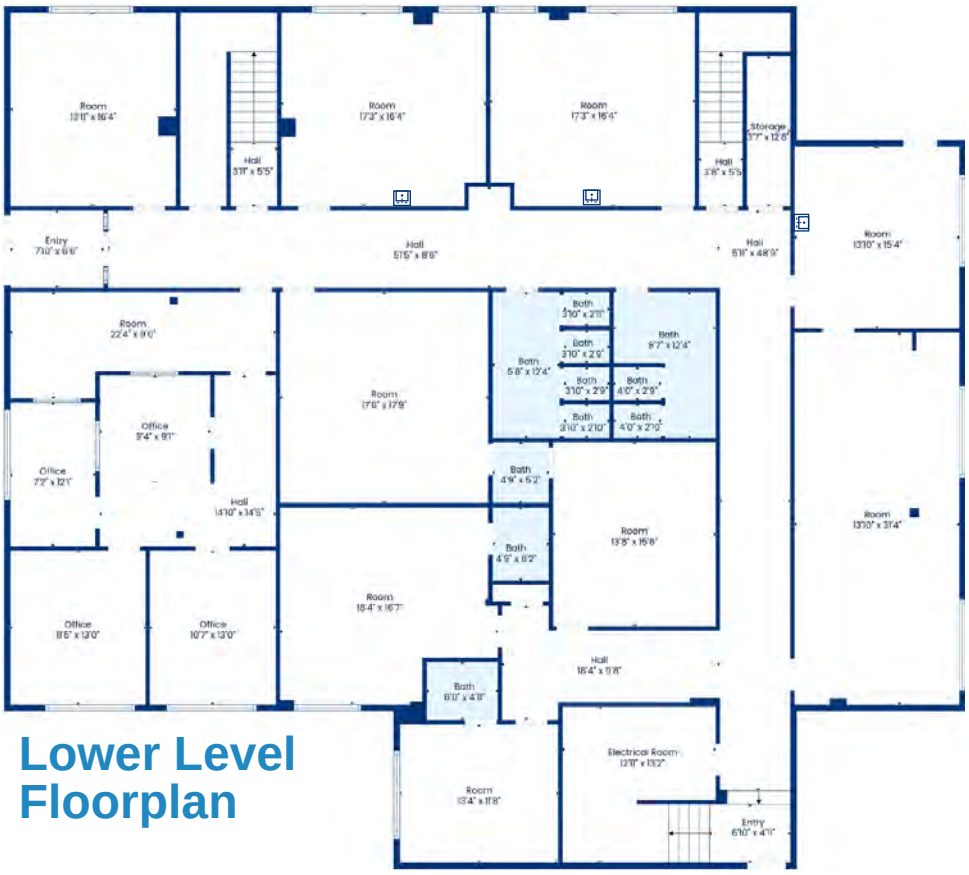




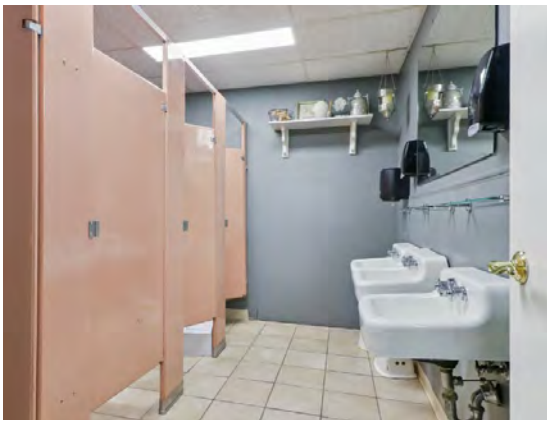
PROPERTY DETAILS	
Building SF	12,050
Lot Size	2.268 Acres
Year Built / Renov.	1971
Zoning	R-1
Parking	Ample Surface Spaces

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	20,856	130,072	365,869
Median Age	33.8	33.9	35.4
Total Households	7,170	45,763	133,275
Average HH Size	2.8	2.7	2.6
Median HH Income	$53,929	$57,841	$66,467

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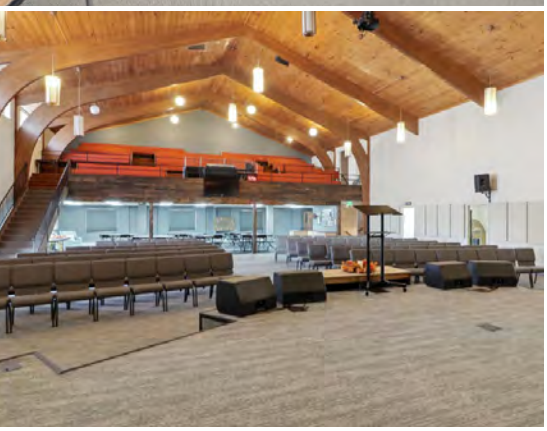


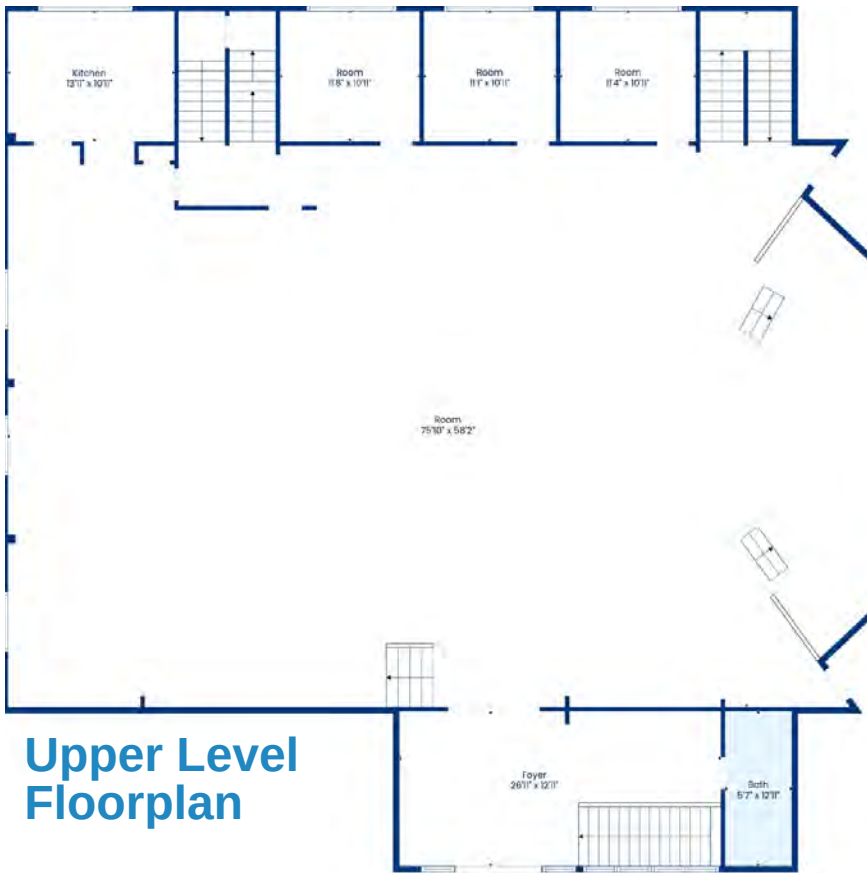
Lower Level Floorplan











Upper Level Floorplan

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