

Marketplace Towers

3033-3025 SOUTH PARKER ROAD
AURORA, COLORADO 80014



MENASHE
PROPERTIES



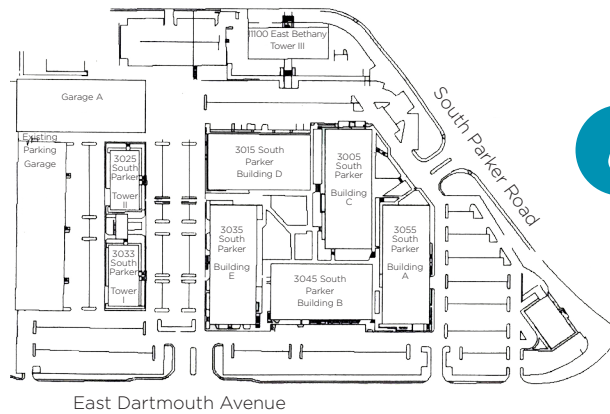
TOWER II
3033 S PARKER ROAD

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SITE PLAN



Tower I	145,001 RSF
Tower II	145,046 RSF
Tower III	63,235 RSF
Building A	34,247 RSF
Building B	50,321 RSF
Building C	42,000 RSF
Building D	37,014 RSF
Building E	52,273 RSF

Total Project Size	568,000 RSF in 8 buildings
Floors	12 in Towers I and II
Year Built	1981 (Renovated in 2007)
Parking Ratio	3.8 : 1,000 with 25% covered parking
Building Access	24 hours a day, 7 days a week via key card
Building Hours	6:00 AM - 6:00 PM Monday - Friday 8:00 AM - 1:00 PM Saturday

PROJECT INFORMATION



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PROPERTY FEATURES

- Class A building
- Restaurants and outdoor seating
- Mountain and downtown views
- Spec suites with furniture available
- Abundant covered parking
- Conference facilities with the capacity to hold 50 people
- Fitness center with showers and lockers
- 24/7 security surveillance
- Transwestern Property Management
- Two (2) RTD bus stops at the project



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NEARBY RESTAURANTS

- Tokyo Joe's
- Five Guys
- The Bent Noodle
- Olive Garden
- Sam's No. 3
- Smashburger
- Subway
- Thai Basil
- Moe's Original BBQ
- Mr. Panda



For more information, please contact:

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