

WESTERRA AURORA



14305 E
Alameda,
Aurora, CO
80012

Purchased
November 2020
Sold
August 2022



**Investors received a net 1.88x
Multiple on Invested Capital (MIC)
and 48.10% IRR.**

- The subject is a multi-tenant office building comprised of three above-grade levels and a partially-finished basement, totaling 23,559 square feet of rentable area.
- The reinforced concrete-frame building was constructed in 1987 on a 68,397 square foot (1.57 acre)
- The site is located at the northeast corner of South Crystal Street and East Alameda Avenue, within the City of Aurora, Arapahoe County, Colorado.
- The site features 80 paved and marked parking spaces in an asphalt lot surrounding the building.