



## ARVADA OFFICE SPACE FOR LEASE

**Lease Rate: \$18/SF - \$20/SF Modified Gross**

Available Office Space: 292 SF - 1,535 SF

### PROPERTY OVERVIEW:

<b>Building Type:</b>	Medical/Executive Office
<b>Year Built:</b>	1980
<b>Year Updated:</b>	Actively Renovated
<b>Building Size:</b>	30,737 SF

### PROPERTY FEATURES:

- Inviting lobby with abundance of natural light
- Rare amenities such as gym, sauna, lockers and common area kitchenette & dining room
- Excellent space for client centric businesses
- Proximal to parks/open space, shops and highways
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

### LEASE AND BUILDING HIGHLIGHTS:

Supreme Offices II offers an exceptional space for a plethora of professional tenants such as doctors, lawyers, accountants, stylists, therapists, trainers, tutors, masseuses and much more. The lease is a standard Modified Gross format which includes the majority of all utilities (water, gas, electricity, etc.) as well as heating, air conditioning and janitorial service. Business phone/internet is the responsibility of the tenant due to the variable communication needs of every business. Comcast Business is the local high-speed internet/phone provider as well as other independent carriers.

For more information, please contact:

#### **KEITH LENZ**

**Associate Advisor**

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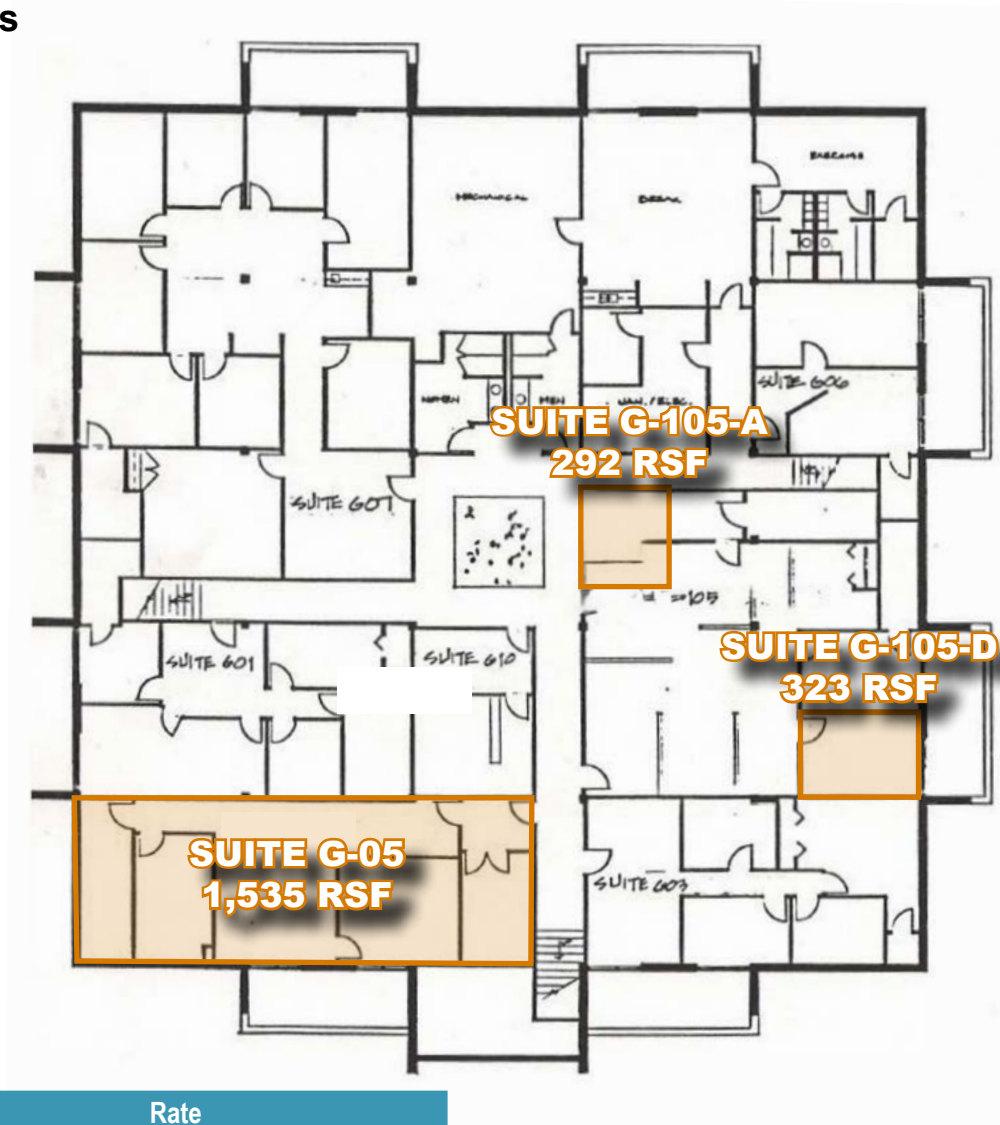
#### **COREY SANDBERG**

**Vice President**

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### Available Suites



Suite	Size	Rate
<a href="#">Suite G-05</a>	1,535 RSF	\$2,300/Mo
<a href="#">Suite G-105-A</a>	292 RSF	\$486/Mo
<a href="#">Suite G-105-D</a>	323 RSF	\$538/Mo

*Click link to see suite pictures!*

For more information, please contact:

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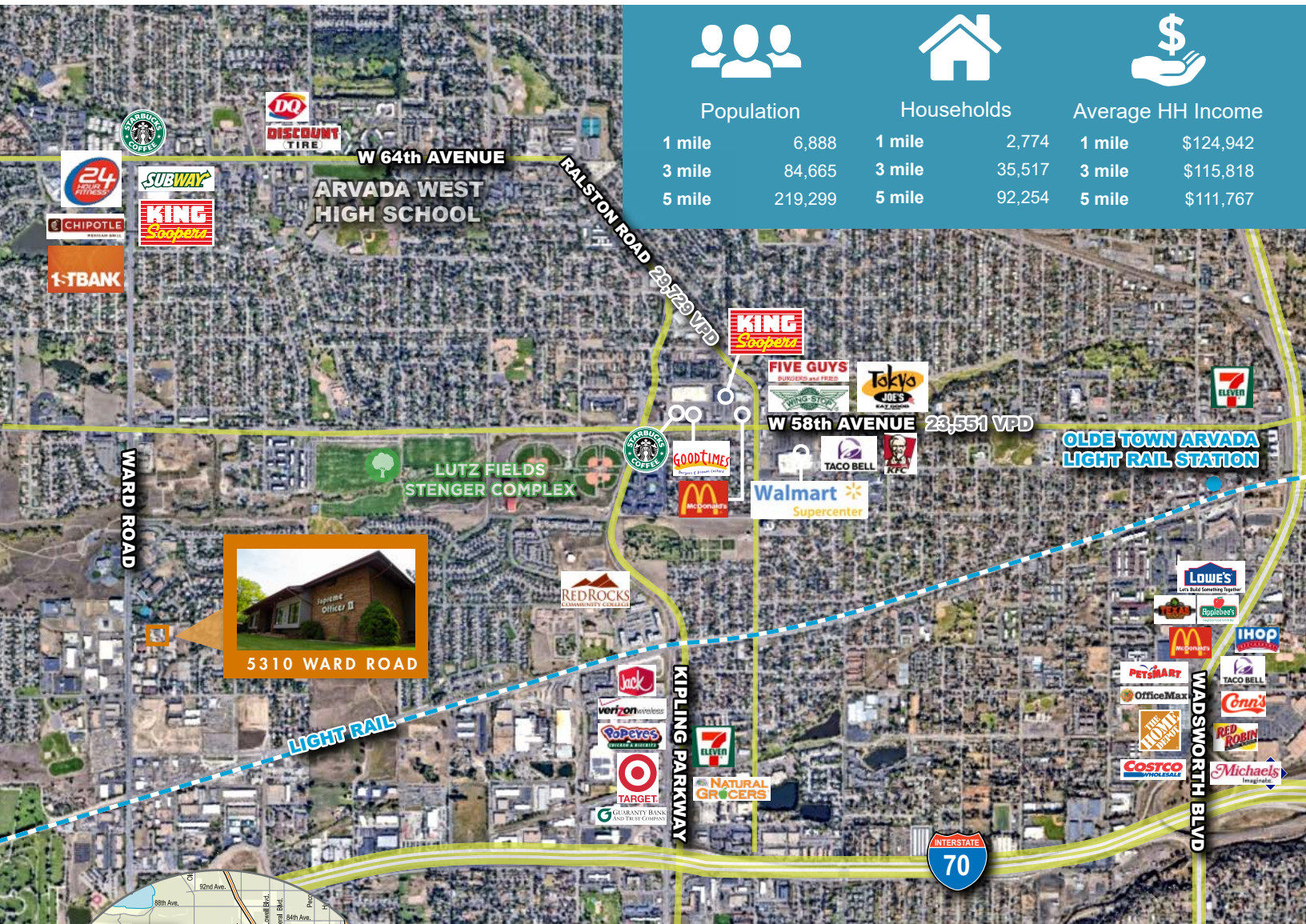
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### AREA DESCRIPTION:

Located in affluent West Arvada on Ward Road at 54th Drive and only 9 blocks north of I-70 and Highway 58 providing rapid access to DIA, Downtown Denver, Golden, C-470 and the mountains.



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