



6275 Joyce Drive

Arvada, CO

Renovated Office/ Flex Property **For Sale** or Lease

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Property Info & Gallery

View Map

Ideal Property for an Owner User or Value-Add Investor

Building / Site Size	15,600 sq. ft. / 1.47 Acres
Sale Price	\$3,120,000 (\$200 / sq. ft.)
Lease Rate / Expenses	\$9 - \$16 NNN (OpEx \$11.00 / sq. ft.)

- Freestanding Building Featuring Modern Office, Flex/Lab Areas, Warehouse with Dock-High Loading, Showers, & Outdoor Storage Building
- Single or Multi-Tenant Floorplan with Options for Owner Occupancy or Lease Repositioning (In-Place Income for Storage \$2,000 / Month)
- Second Floor Office Space (~10k sq. ft.) was Fully Remodeled for Regus Co-Working & Owner Can Occupy, Maintain Profit-Sharing Agreement, or Terminate
- First Floor Flex Space (~4k sq. ft.) Has Private Restrooms & Kitchen Currently Available for Owner Occupancy or For Lease ([View Brochure](#))
- Ample Parking at a 3:1,000 Ratio with 10 Covered Spaces
- Outdoor Amenities & Hiking/Biking Trails Just Steps Away in Broad Lake Park
- Many Amenities in Close Proximity including Sprouts, King Soopers, Kohl's, McDonald's, & Buffalo Wild Wings in Walking Distance

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



PROPERTY LINE



DOCK-HIGH LOADING




RECEPTION AREA




KITCHEN/BREAK AREA

2nd Floor

Office / Warehouse


 = Regus/Available Office Area
10,245 sq. ft.

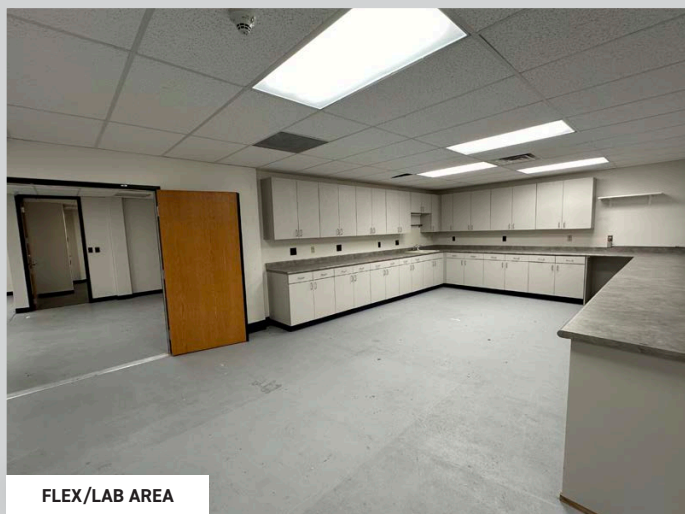
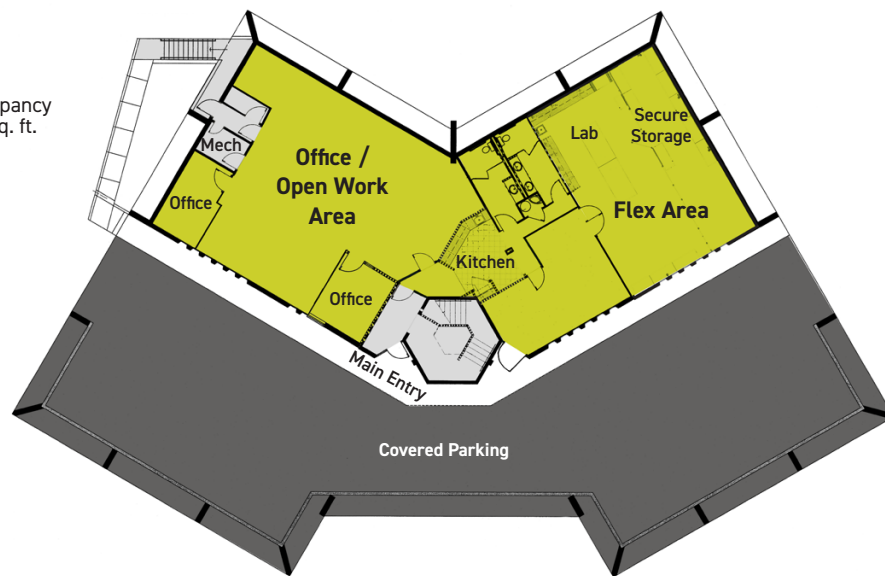
 = Leased Warehouse Area
1,192 sq. ft.



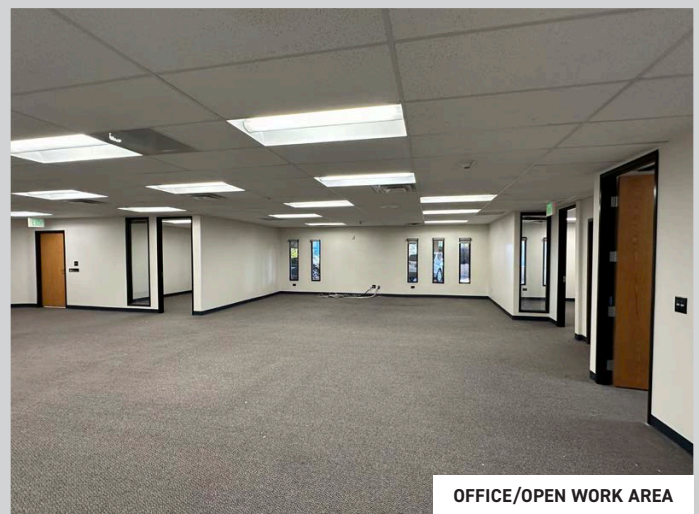
1st Floor

Office / Flex Space

 = Available for Occupancy or Lease 4,163 sq. ft.

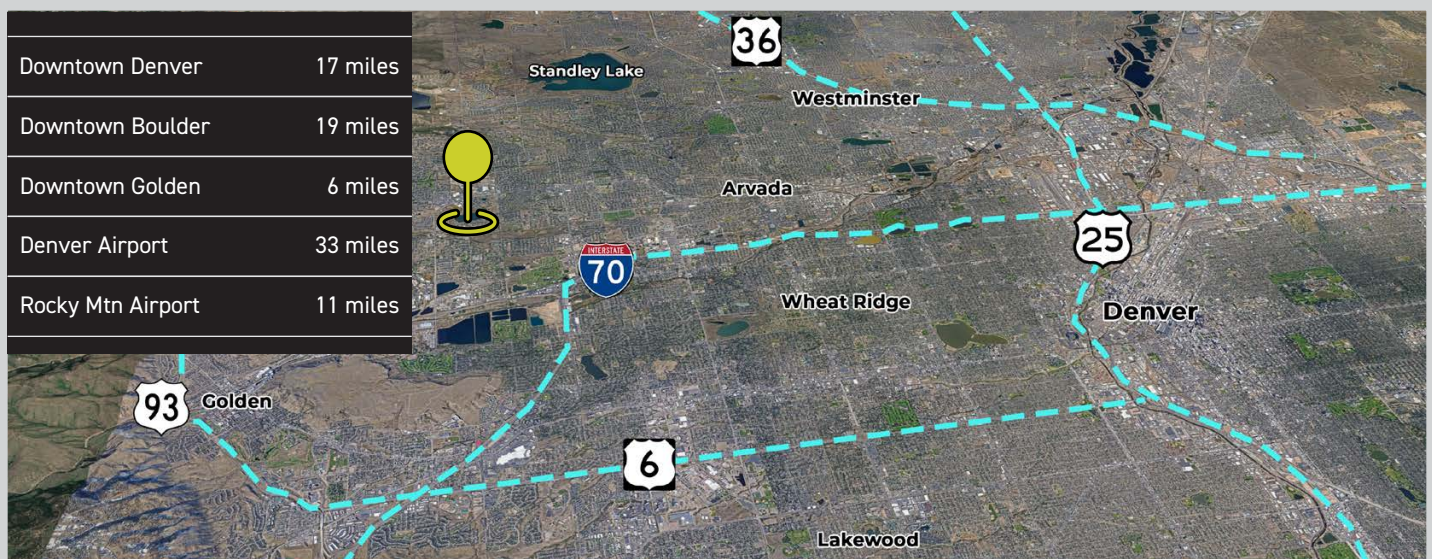


FLEX/LAB AREA



OFFICE/OPEN WORK AREA

Downtown Denver	17 miles
Downtown Boulder	19 miles
Downtown Golden	6 miles
Denver Airport	33 miles
Rocky Mtn Airport	11 miles



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