

19000 COLORADO 72

ARVADA, CO 80007

OFFICE & WAREHOUSE BUILDING FOR LEASE



EXECUTIVE SUMMARY

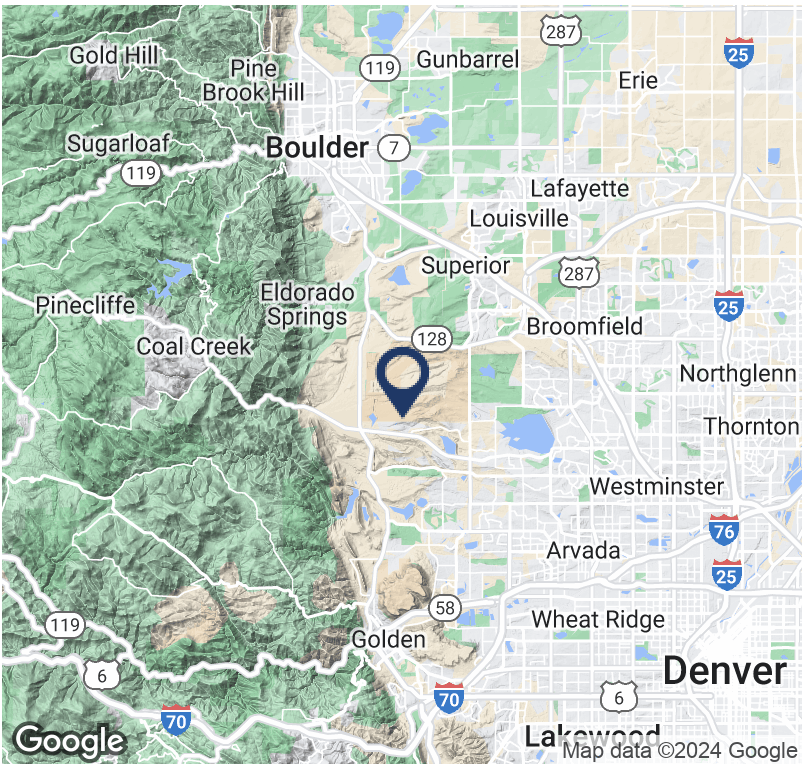
A total of two office spaces (one with an industrial warehouse) and a 1.5 acre fenced & gated outdoor storage yard (separate listing) are available individually or in combination.

I-2 ZONING

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	2,038 - 5,807 SF
Lot Size:	3 Acres
Building Size:	12,615 SF

SPACES	SIZE	CONFIGURATION
North Side	5,807 SF	10 offices, restrooms, break room, warehouse
South Side	2,038 SF	5 offices, restroom



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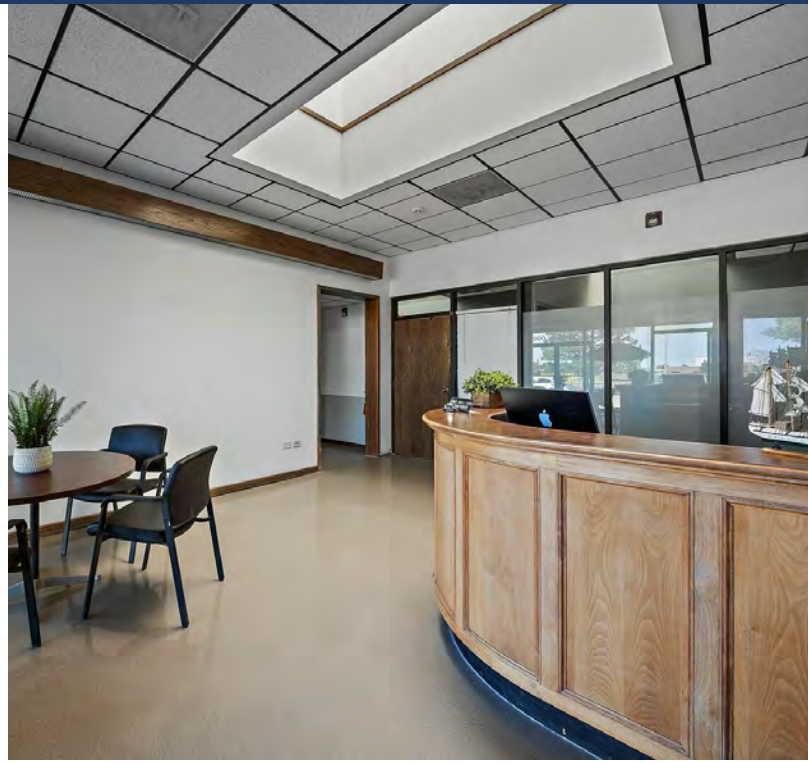
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LOCATION DESCRIPTION

This 12,615 SF stand-alone light industrial building is situated on three acres and is located off Highway 72 between Indiana Street and Highway 93. Fenced and gated outdoor storage yard and I-2 zoning.

EXTERIOR DESCRIPTION

This three acre property boasts views of the Flatiron mountains and professional entryway landscaping.

INTERIOR DESCRIPTION

The north office space is approximately 5,800SF with 10 offices, restrooms, a break room, and a 2,320SF warehouse with overhead door drive-in access and outdoor loading ramp. The south office space is approximately 2,040SF with 5 offices and restroom. Additional amenities include a common conference room and reception area.

PARKING DESCRIPTION

Ample parking with ADA compliant ramp

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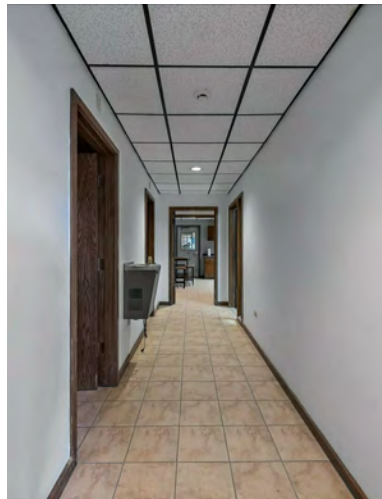
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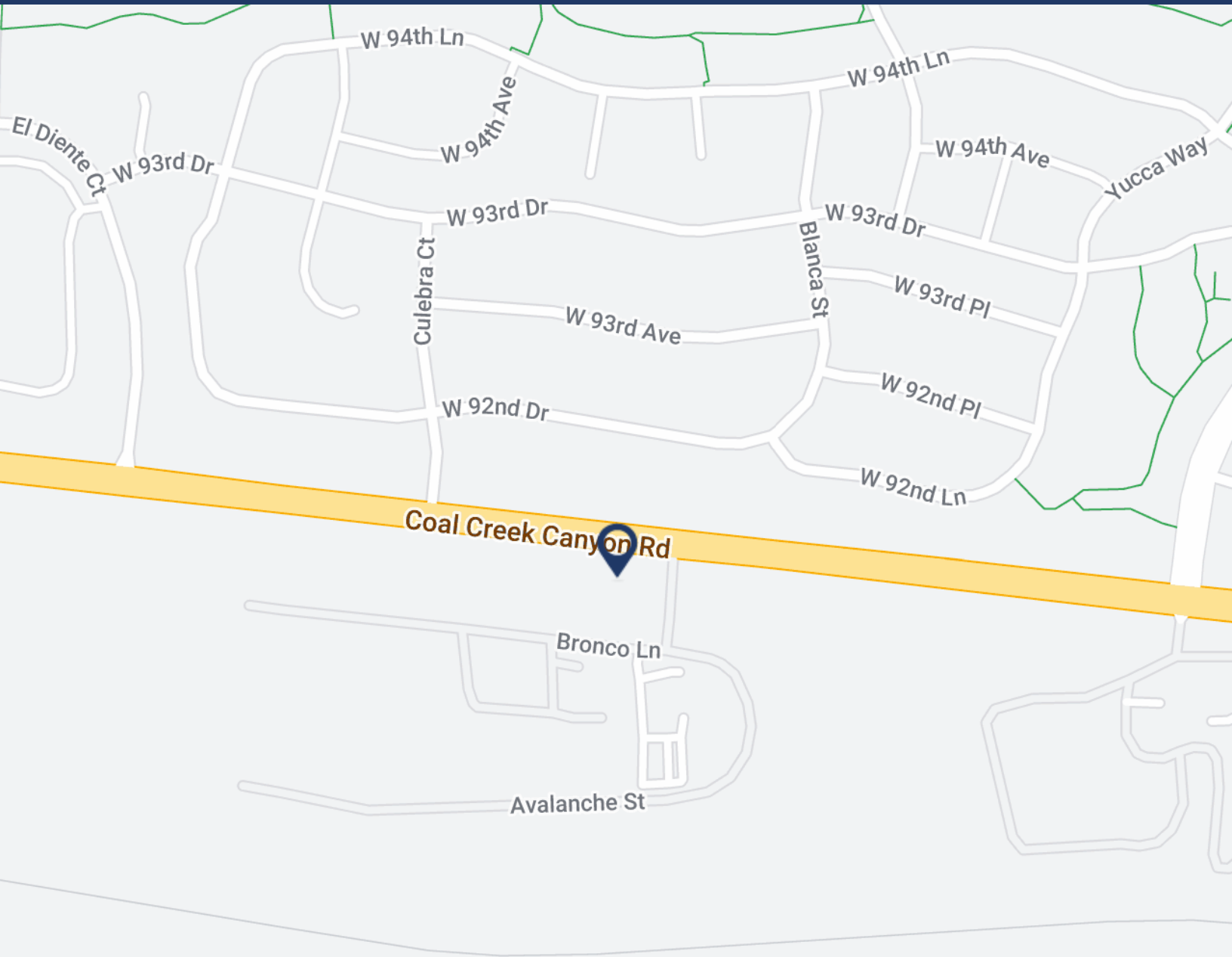
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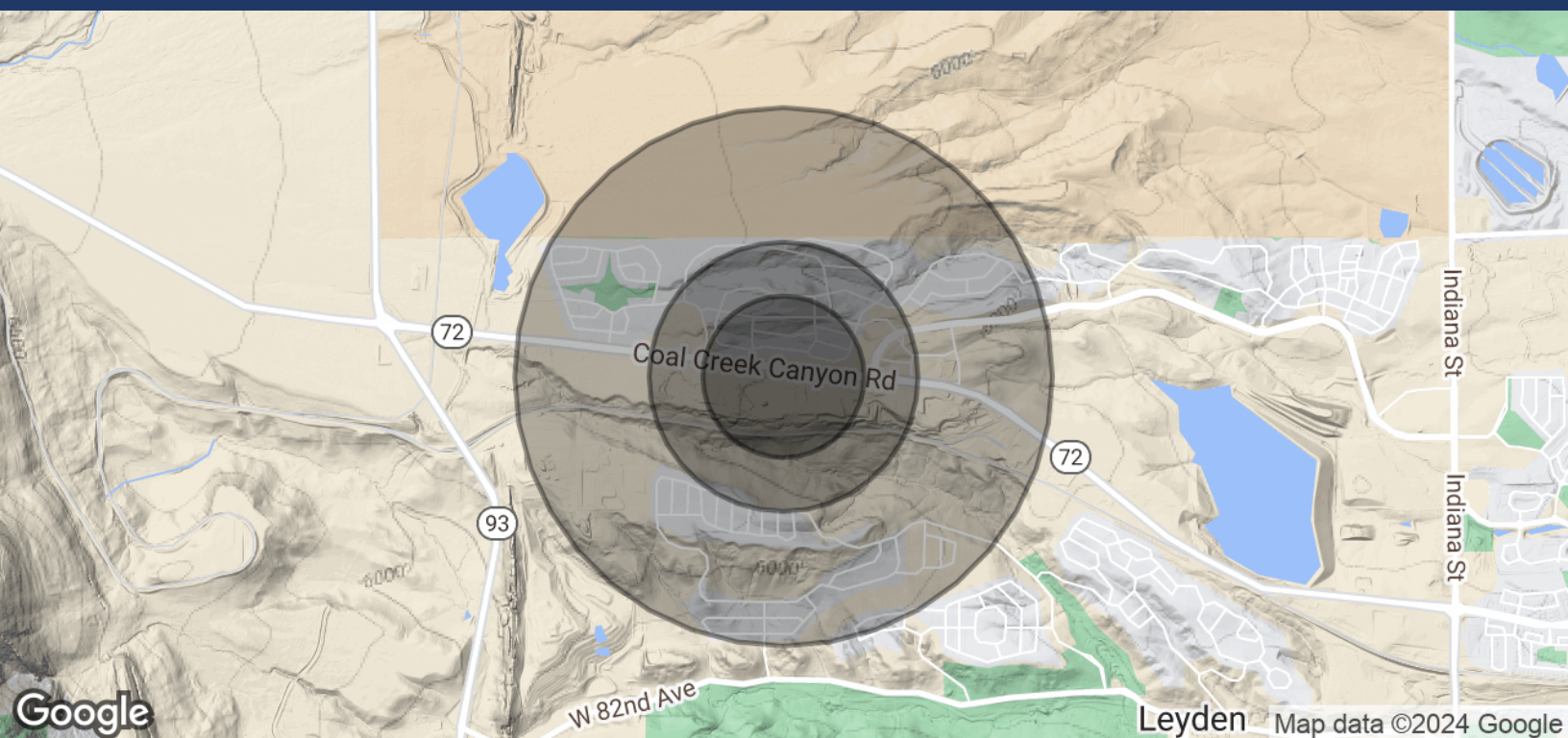
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	546	1,520	5,593
Average Age	34	34	35
Average Age (Male)	34	34	35
Average Age (Female)	33	34	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	448	1,661
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$225,417	\$225,970	\$227,161
Average House Value	\$910,758	\$926,188	\$959,402

Demographics data derived from AlphaMap



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