

# 5255 Marshall St

Arvada, CO 80002



FOR LEASE

**James Bealer**

936.444.5277

[j.bealer@bellstreet.com](mailto:j.bealer@bellstreet.com)

  
**BellStreet**



## For Lease

5255 Marshall St Arvada, CO 80002



### Property Description

BellStreet is happy to present this great office building in the heart of Arvada. Multiple suites available at different sizes that make it a versatile space for a growing company.

Located right behind the City of Arvada Columbine Park, with access to two tennis courts and walking trails for enjoyable breaks during the business day.

Signage is available on Marshall St with an average of 10,232 vehicles per day (VPD).

Make sure to contact us before they are gone!

### Location Description

Located in the Arvada West neighborhood, close to attractions such as Olde Town Arvada, the historic Arvada Flour Mill, and the Clear Creek Trail. This office building is also close to popular shopping and dining destinations such as Arvada Marketplace and the Shops at Northfield Stapleton. Easy access to major highways such as I-70, making it easy to access Denver and other nearby cities.

### Offering Summary

Lease Rate:	\$16.00 SF/yr (Full Service)
Number of Units:	10
Available SF:	1,300 - 1,500 SF
Building Size:	8,518 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	5,231	153,425	497,407
Total Population	10,934	356,218	1,196,771
Average HH Income	\$66,730	\$92,220	\$95,897

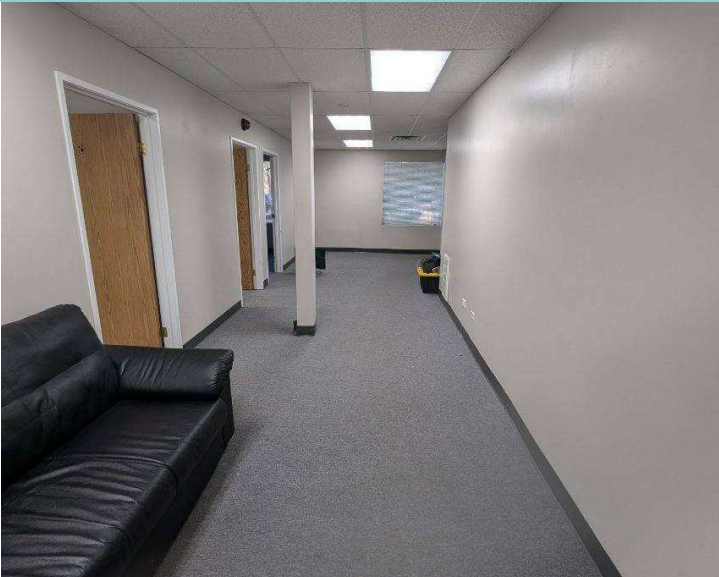


For Lease  
5255 Marshall St Arvada, CO 80002



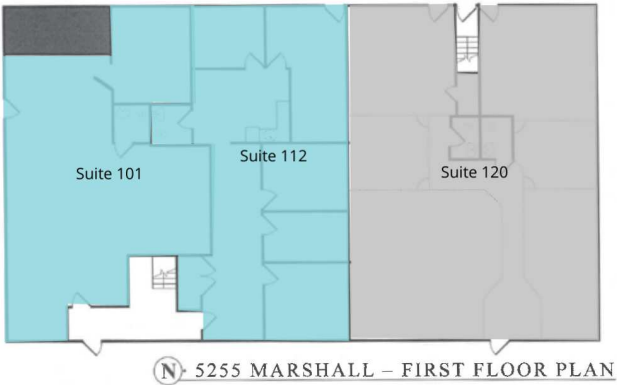
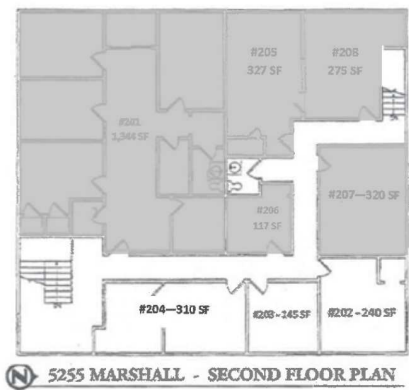


For Lease  
5255 Marshall St Arvada, CO 80002



For Lease

5255 Marshall St Arvada, CO 80002



Legend

Available

Unavailable

Lease Information

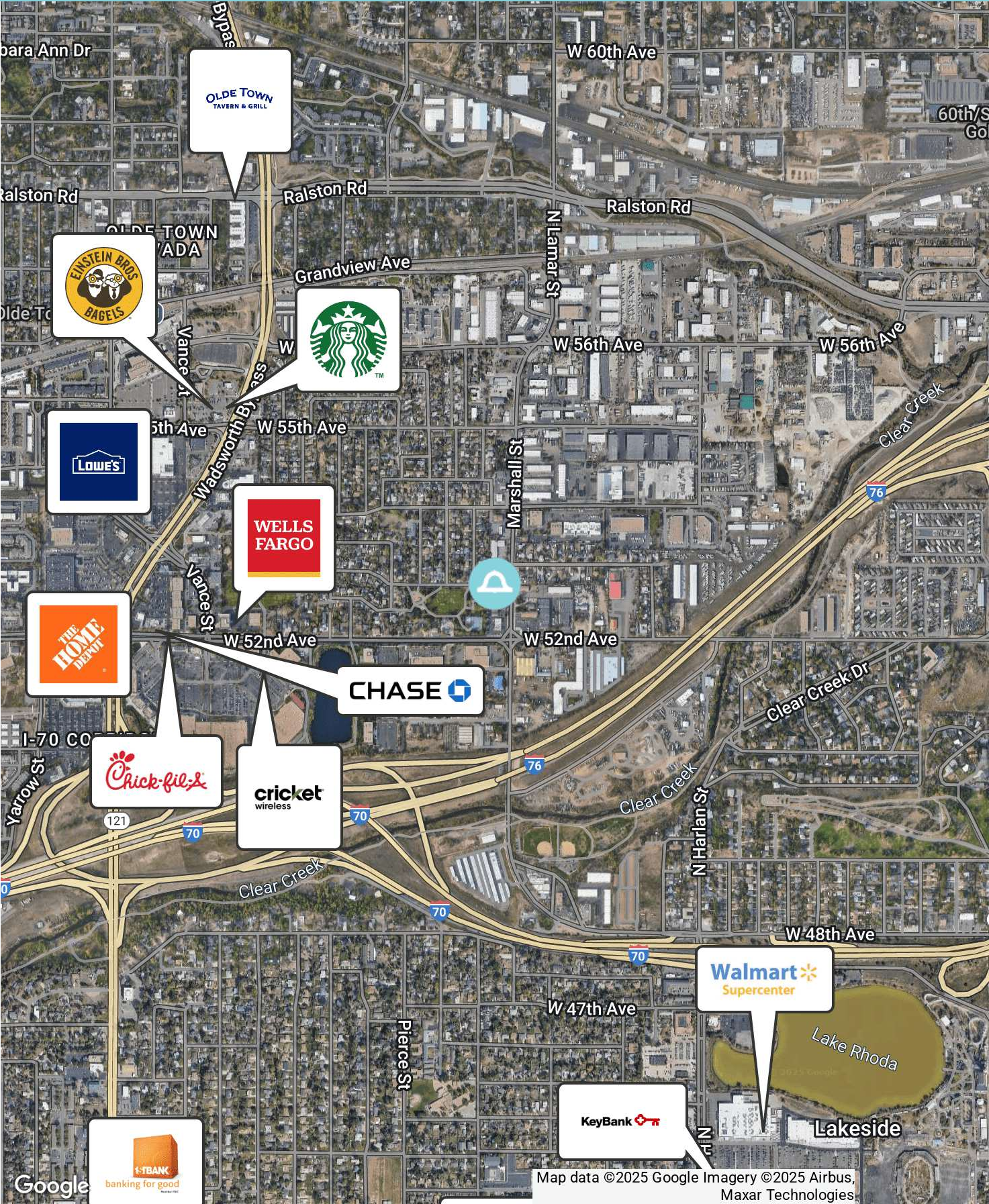
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,300 - 1,500 SF	Lease Rate:	\$16.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 201	-	1,344 SF	Full Service	-	-
Suite 205	-	327 SF	Full Service	-	-
Suite 206	-	117 SF	Full Service	-	-
Suite 207	-	320 SF	Full Service	-	-
Suite 208	-	275 SF	Full Service	-	-
Suite 112	Available	1,300 SF	Full Service	\$16.00 SF/yr	-
Suite 101	Available	1,500 SF	Full Service	\$16.00 SF/yr	-
Suite 120	-	2,700 SF	Full Service	-	-



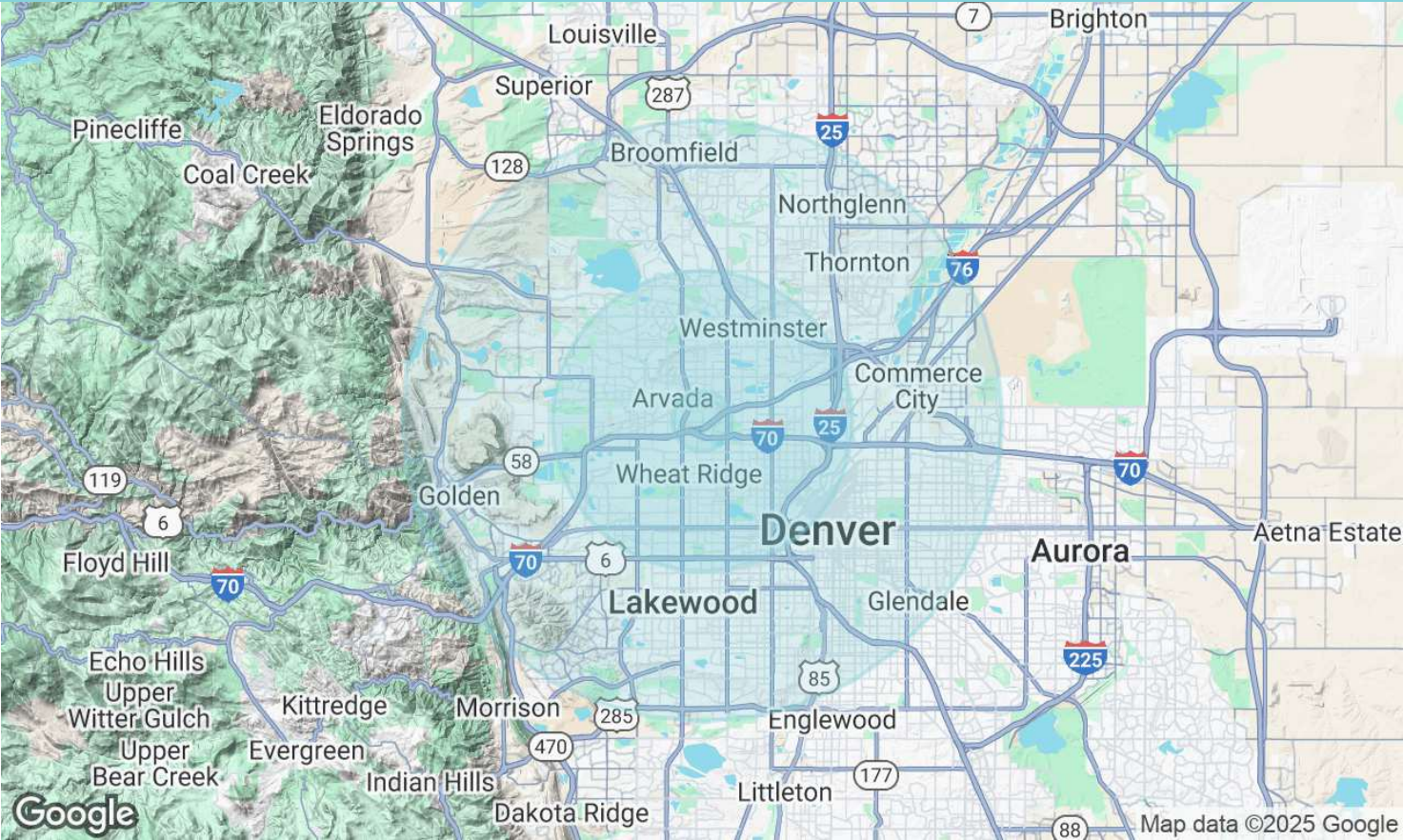
For Lease  
5255 Marshall St Arvada, CO 80002





For Lease

5255 Marshall St Arvada, CO 80002



Population	1 Mile	5 Miles	10 Miles
Total Population	10,934	356,218	1,196,771
Average Age	34.1	37.7	36.8
Average Age (Male)	33.7	37.0	36.2
Average Age (Female)	35.2	38.6	37.6
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,231	153,425	497,407
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$66,730	\$92,220	\$95,897
Average House Value	\$351,551	\$399,964	\$397,546
2020 American Community Survey (ACS)			

For Lease

5255 Marshall St Arvada, CO 80002



James Bealer

Associate Advisor

j.bealer@bellstreet.com

Direct: 936.444.5277

**BellStreet**  
350 Indiana St Suite 730  
Golden, CO 80401  
303.731.5800