

# FOR LEASE

12325 W 52ND | ARVADA, CO 80002



## PROPERTY DETAILS

LEASE RATE:	\$14/SF GROSS
BUILDING TYPE:	OFFICE
YOC/RENOVATED:	1984
AVAILABLE SF:	7,120 SF (CAN BE DIVIDED. SF TO BE VERIFIED BY TENANT)
BUILDING SIZE:	14,240 SF
TOTAL AREA:	26,746 SF

## PROPERTY HIGHLIGHTS



MOTIVATED LANDLORD. TI PACKAGES AND/ OR OTHER INCENTIVES AVAILABLE



ENTIRE 2ND FLOOR OF BUILDING IS AVAILABLE. SPACE CAN BE DIVIDED FOR SPECIFIC TENANT NEEDS



AMPLE OFF-STREET PARKING



ABUNDANT NATURAL LIGHT THROUGHOUT BUILDING



7 OFFICES ON EAST SIDE, 2 OFFICES ON SOUTH SIDE, 9 OFFICES ON WEST SIDE



UPDATED BREAK ROOM, COMMUNAL BATHROOMS, 3 CONFERENCE ROOMS

FOR MORE INFORMATION, PLEASE CONTACT

**PAUL NORA**

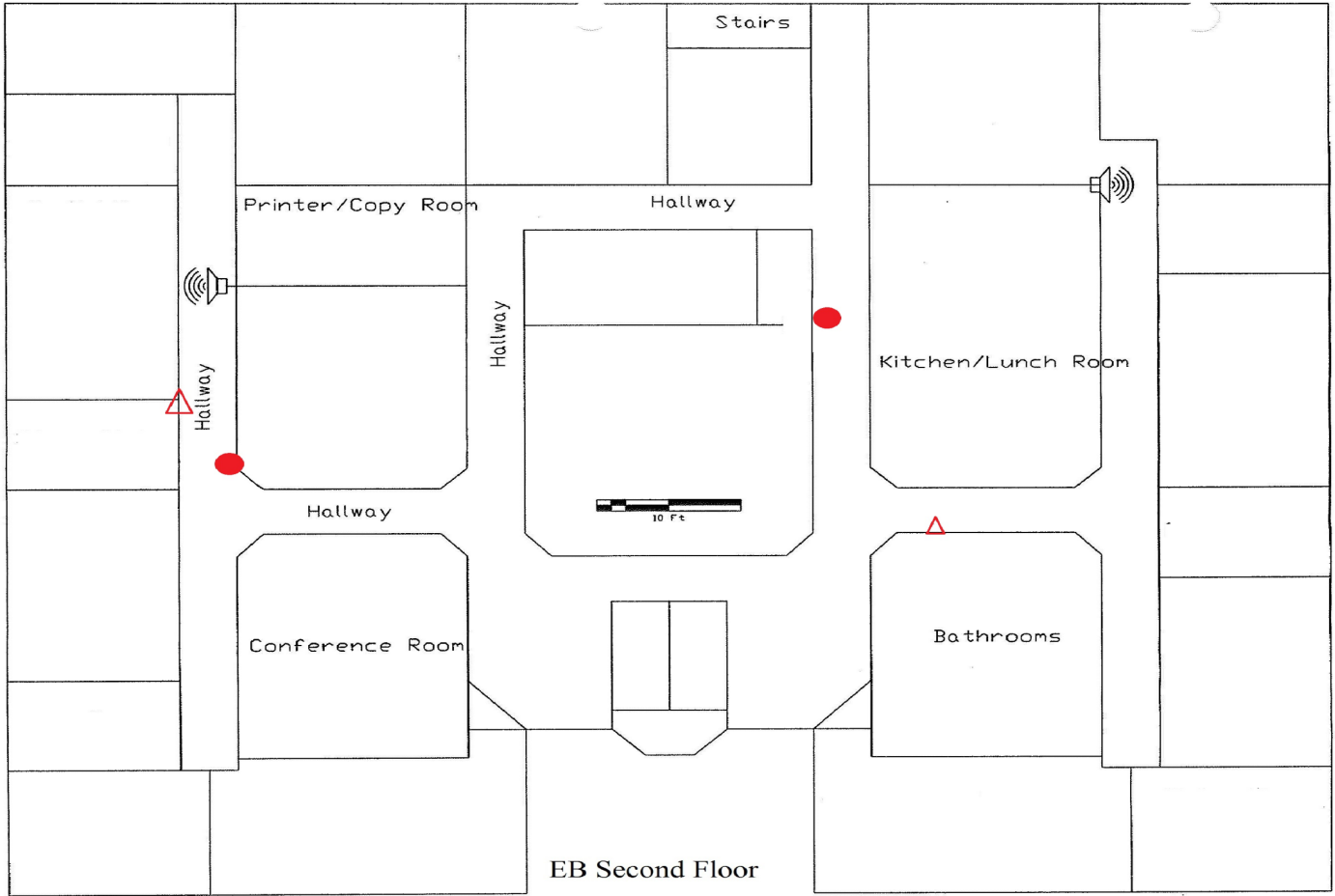
ADVISOR

303.962.9575

PNORA@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

## FLOOR 2





FOR MORE INFORMATION, PLEASE CONTACT

**PAUL NORA**

ADVISOR

303.962.9575

PNORA@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

