



## **FOR SALE - Office/ Retail /Medical Units**

**6670 Holman St. Unit 702 & 703, Arvada, CO 80004**

**Zoning** CG, Arvada (Expanded uses w/in Dev. Agmt)

**Square Ft** 2,700 (1,350 each unit)

**Clear Ht** 10'

**Power** 200A 120/480V 3P (tbv)

**Loading** Drive In Door: 8'

**Parking** 3:1000

**YOC** 2024

**HOA** \$250/month

### **Property Features**

- Light Industrial, Retail, Office
- Extensive allowed uses
- Fire Sprinklers
- 200 Amp 3 Phase
- Drive in Door
- Water and Drains in Office
- Ready for Hair Salon, medical, treatment or other similar uses

**\$506,250 - \$810,000**

# **6670 Holman St, Arvada, CO - Unit 702 & 703**



## Professional Services

- Office uses
- Architecture
- Legal
- Lab
- Consulting

## Health Care Services

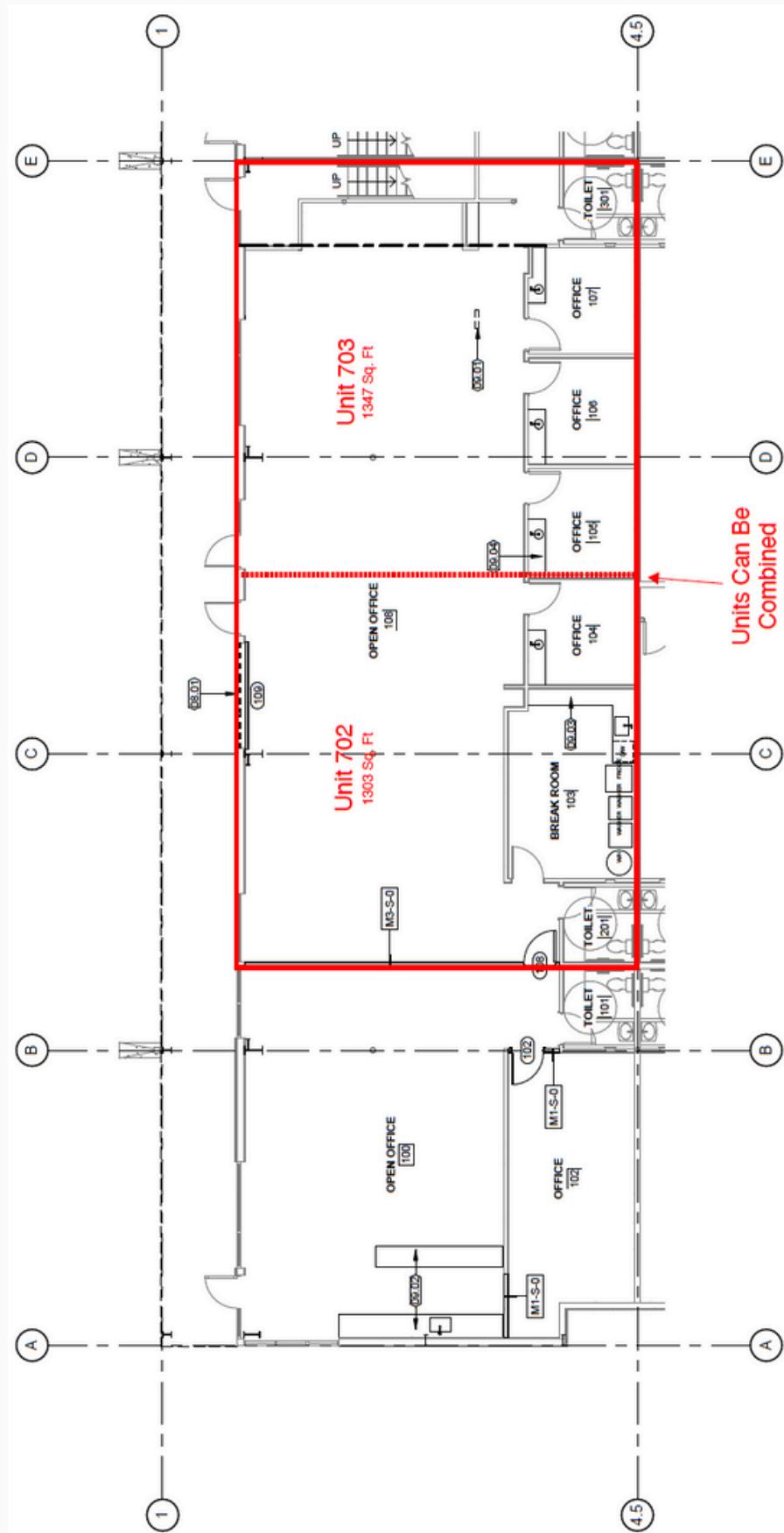
- Chiropractic
- Dentistry
- Hair Salon
- Wellness Center
- Fitness

- Abundant Light in units
- 4 Office/Treatment rooms
- water and drains in offices
- 8' roll up door

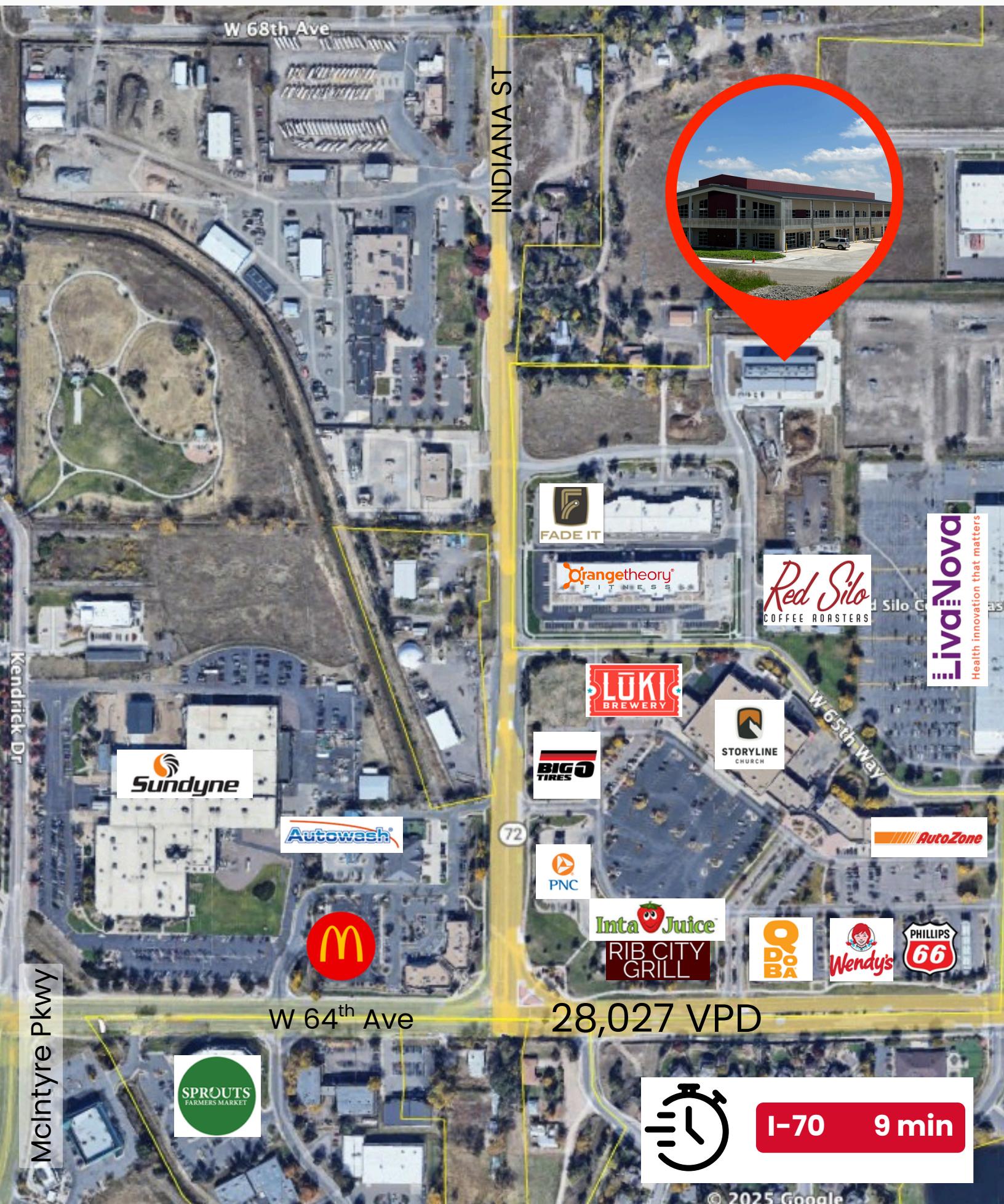
- Finished kitchen and bathroom
- LED Lightning
- 200 Amp 3Phase
- 5 Tons HVAC



# 6670 Holman St, Arvada, CO - Unit 702 & 703



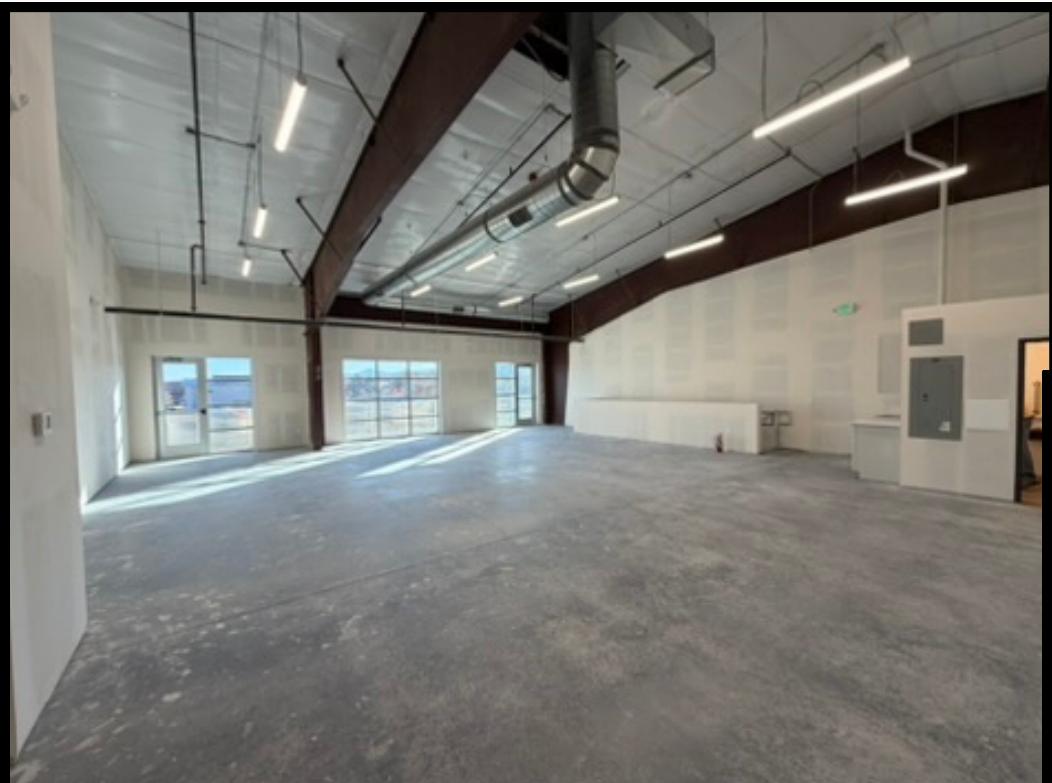
**6670 Holman St, Arvada, CO**



**6670 Holman St, Arvada, CO** - Unit 704

**Unit 704 - 2<sup>nd</sup> floor office**

**\$587,400**



- Mountain Views
- Kitchenette
- Finished bathroom
- Balcony access
- LED Lighting



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303-945-1335

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# 6670 Holman St, Arvada, CO - Unit 704

