



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



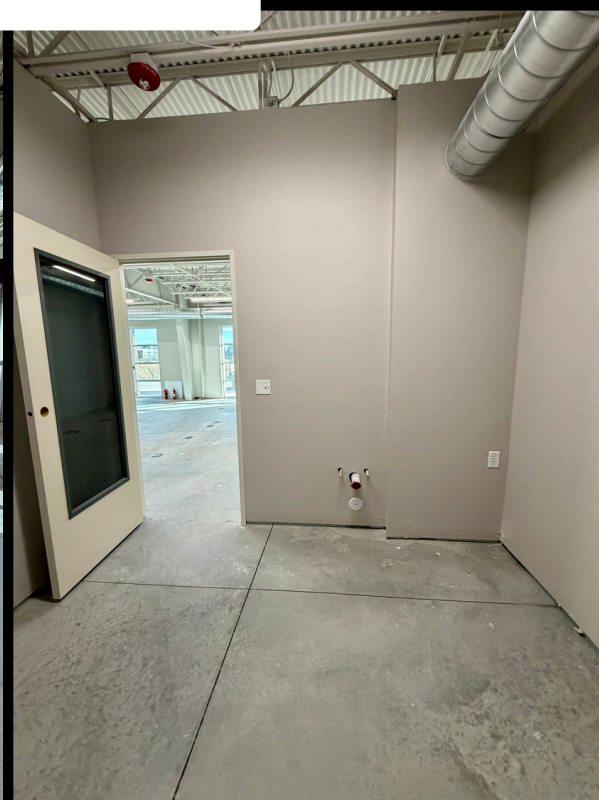
Professional Services

- 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



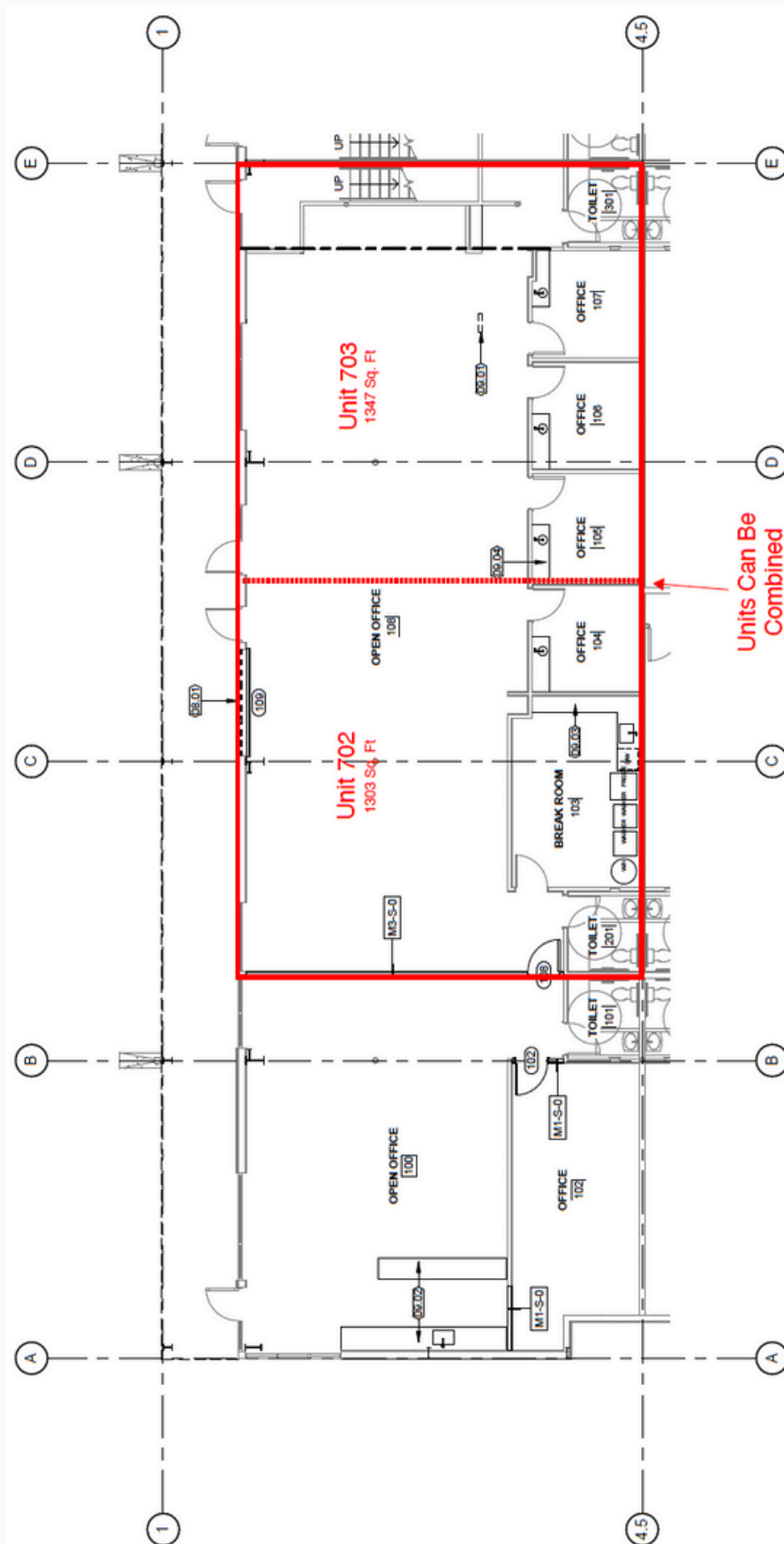
www.AlignCREA.com

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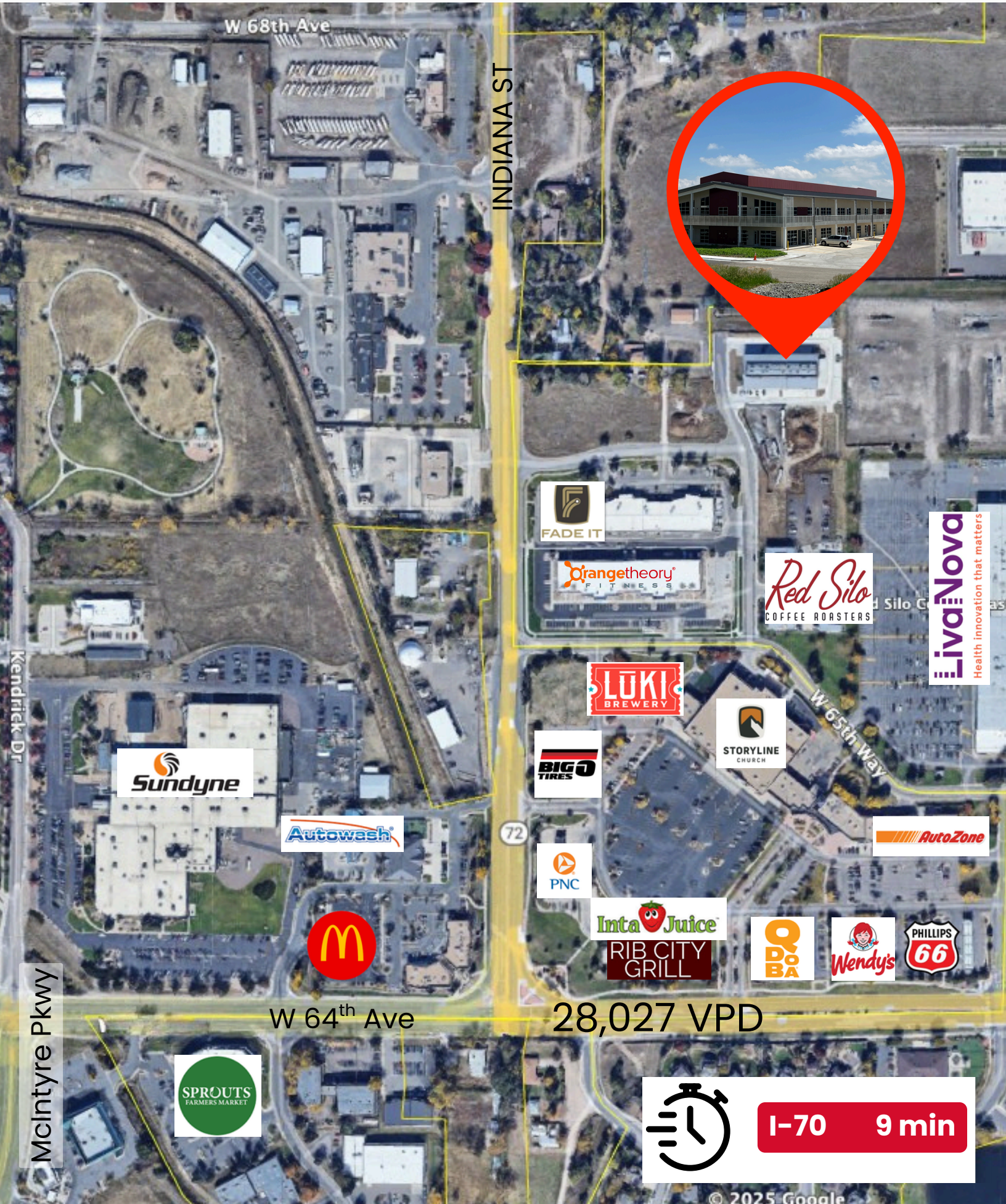
303-945-1335

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



6670 Holman St, Arvada, CO



W 68th Ave

INDIANA ST



72



W 64th Ave

28,027 VPD



I-70

9 min

6670 Holman St, Arvada, CO – Unit 704

Unit 704 – 2nd floor office

\$587,400

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



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6670 Holman St, Arvada, CO - Unit 704

Entry from 1st floor, unit is on the 2nd Floor

