



ARVADA OFFICE SPACE FOR LEASE

236 SF - 1,663 SF Available Space for Lease

Property Overview:

Building Type:	Multi-Tenant Office
Building Size:	30,265 SF
Lease Type:	Modified Gross (Expense Stop)

Property Features:

- 100 On-Site Surface Parking Spots
- Prime Location on a Street With 30,085 Vehicles Per Day
- Interior Atrium
- Very Secure Building
- Brand New Suites, HVAC, and Fixtures

For more information, please contact:

KEITH LENZ

Associate Advisor

303.962.9563

KLenz@PinnacleREA.com

COREY SANDBERG

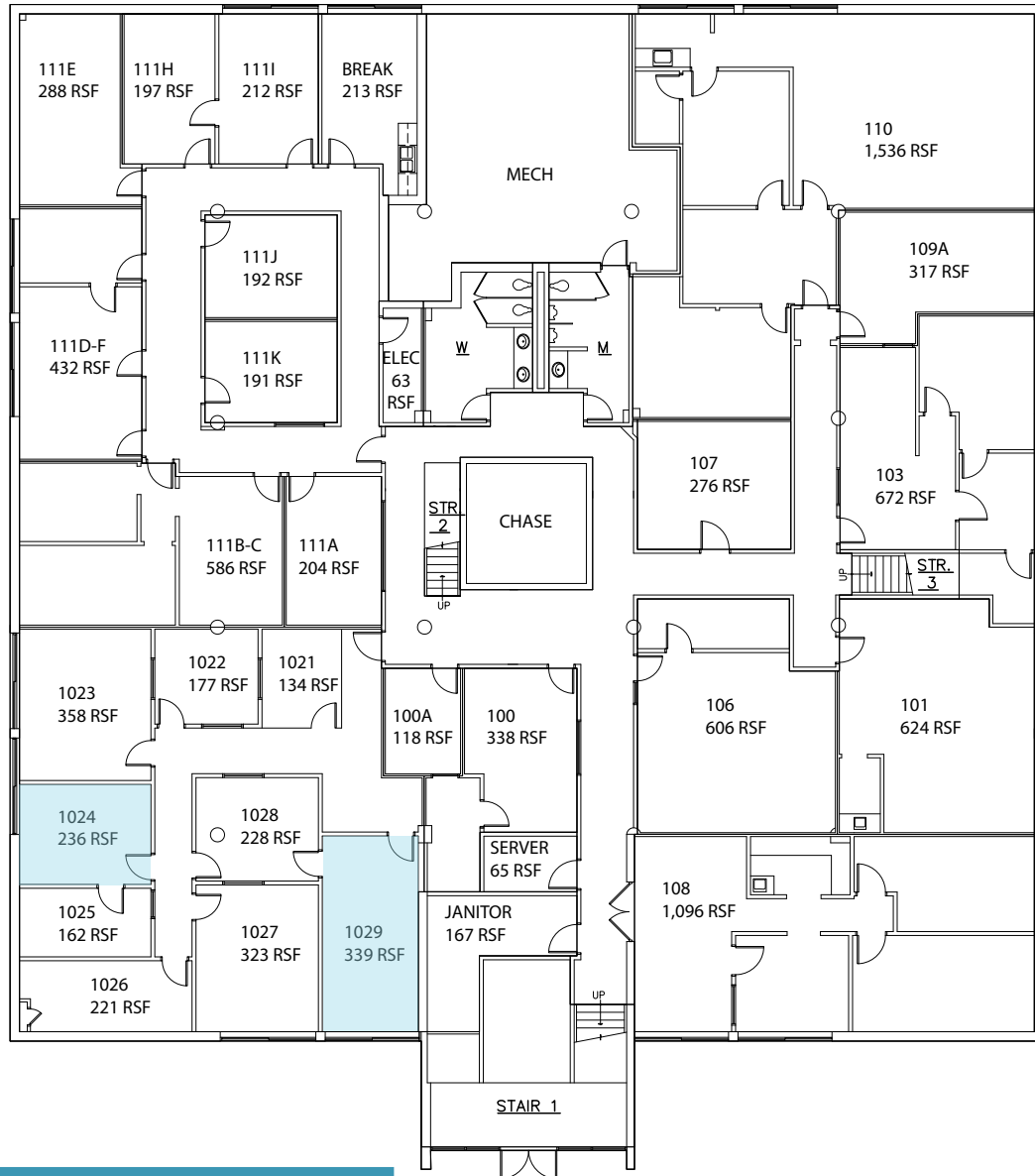
Vice President

303.407.9784

CSandberg@PinnacleREA.com

Lower Level

Supreme
Executive
Suites



Available

Suite	Size	Rate
Suite 102-4	236 RSF	\$400/mo
Suite 102-9	339 RSF	\$600/mo

Click link to see suite pictures!

For more information, please contact:

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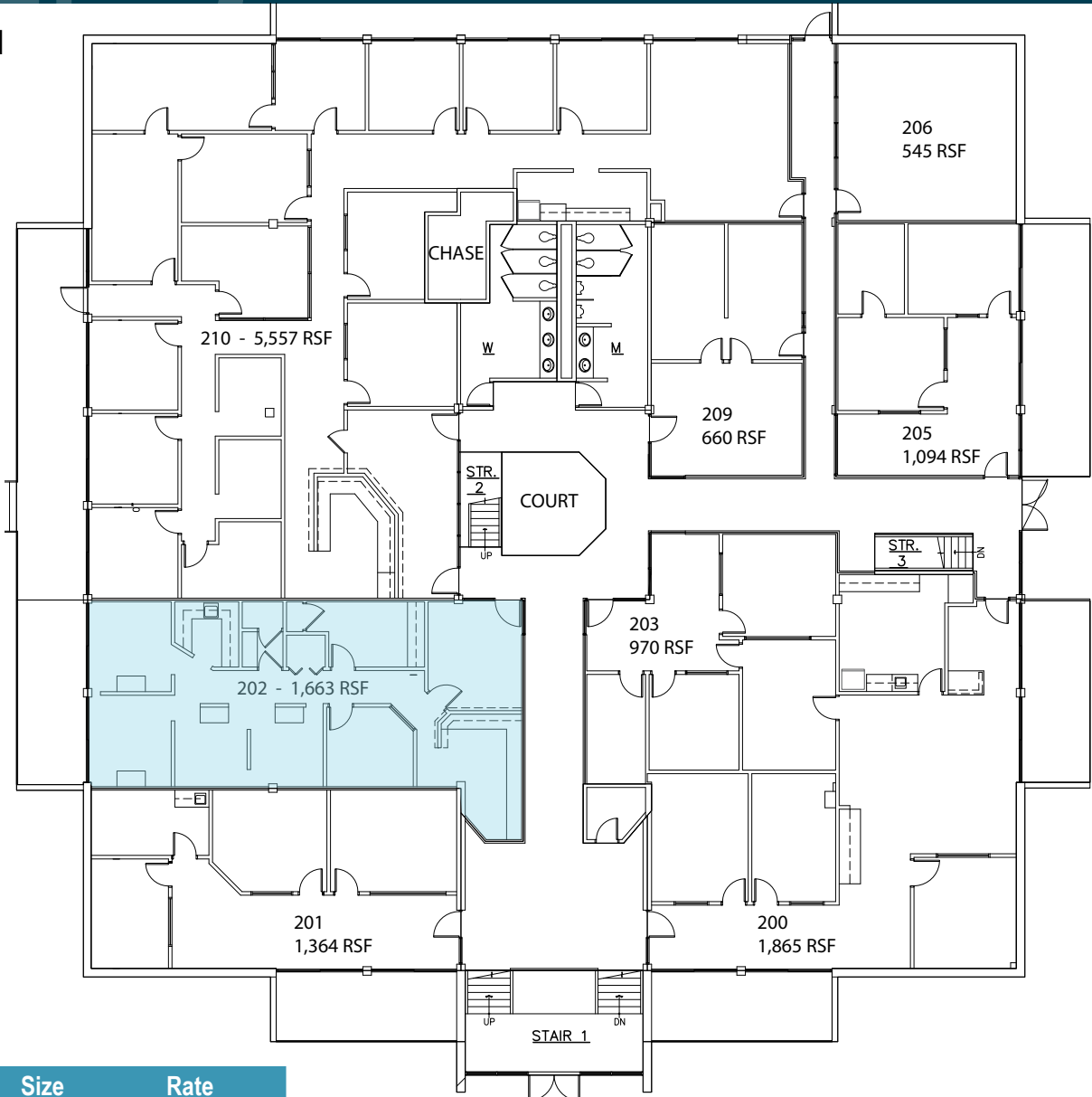
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Main Level



Available

Suite	Size	Rate
Suite 202	1,663 RSF	\$2,356/mo

**Rates are for minimum 3 year lease*

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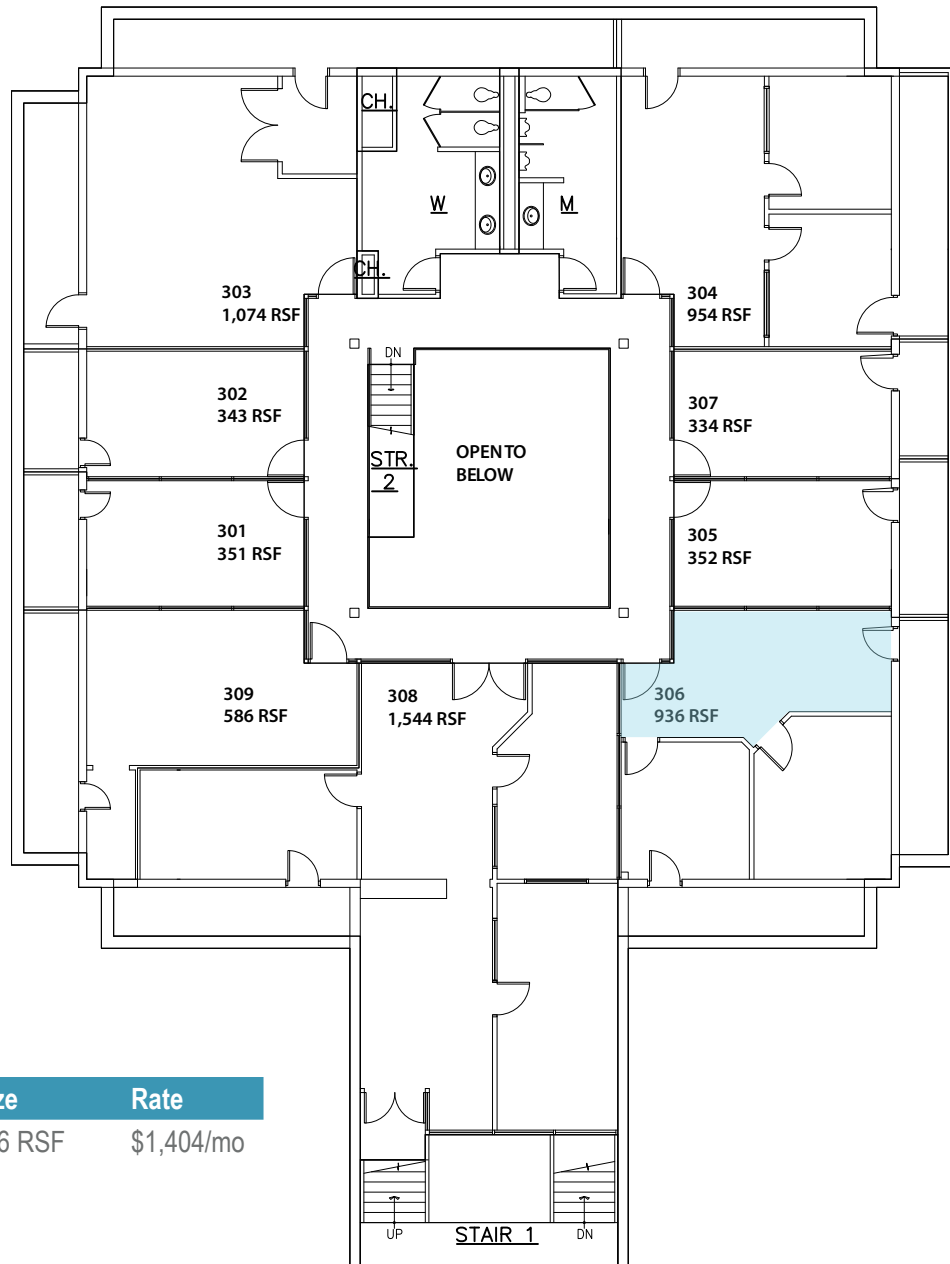
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Third Level



Available

Suite	Size	Rate
<u>Suite 306</u>	936 RSF	\$1,404/mo

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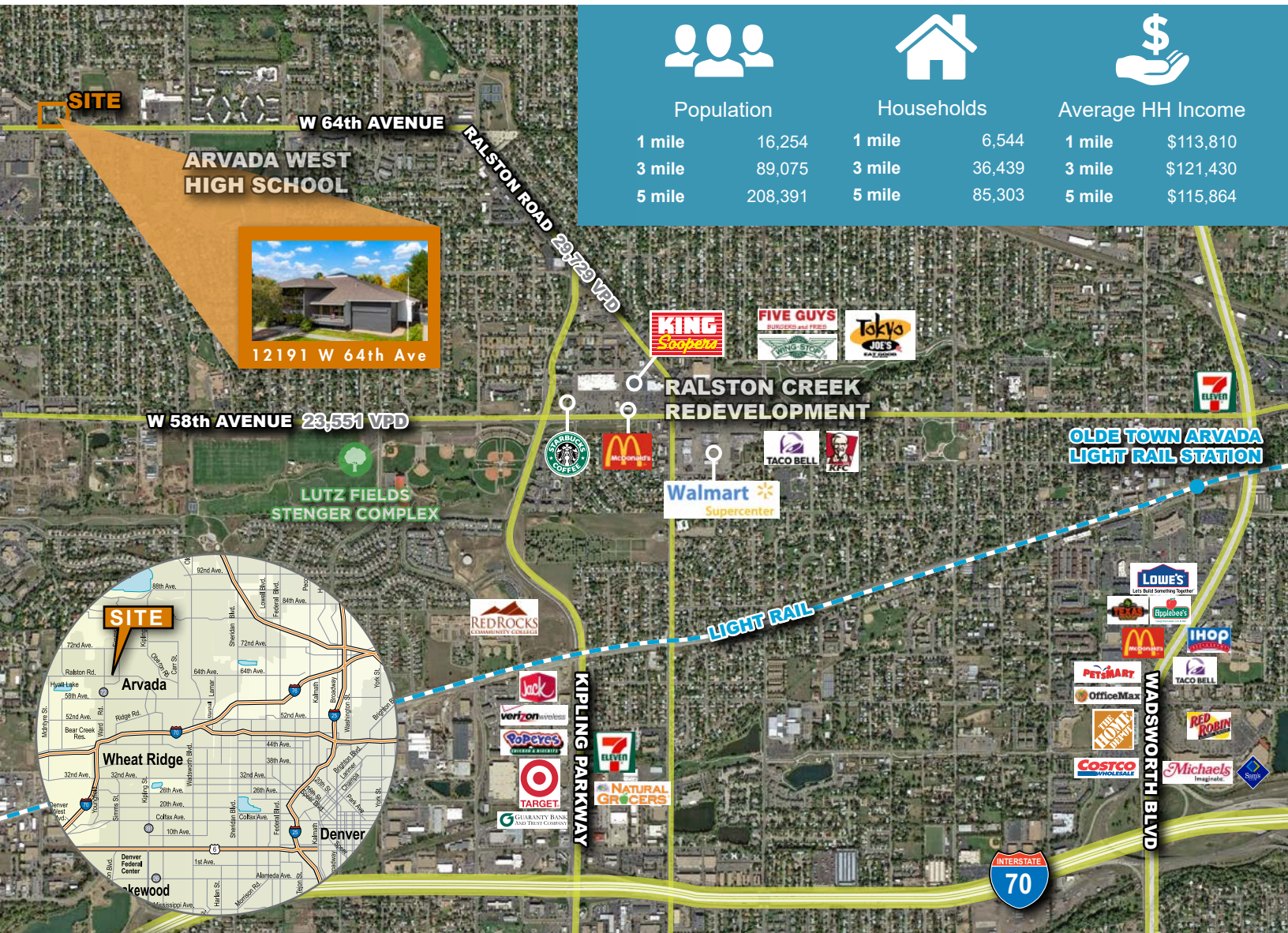
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Property Overview

Building Type: Office
Year Built: 1977
Total Lot Area: 1.67 Acres
Building Size: 29,139 SF



Population

1 mile	16,254
3 mile	89,075
5 mile	208,391



Households

1 mile	6,544
3 mile	36,439
5 mile	85,303



Average HH Income

1 mile	\$113,810
3 mile	\$121,430
5 mile	\$115,864

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