

Available For Lease

12545 W. 54th Drive, C8, Arvada CO

Looking to take your small business to the next level? This upscale, light industrial flex unit is perfect for a classy, professional business. You won't find many small spaces like this desirable end unit: contemporary, convenient, and comfortable!



1,609 square feet gives you space for production, office, and storage. Natural light from front and back creates a bright, inspiring space.

Built in 2020, the complex has a modern, clean, urban industrial feel. Easy access, less than one mile from I-70 and Ward Rd.

Heating, air conditioning, a private restroom, and spectacular view will keep you comfortable and inspired as you work!



Flexible Terms

- ▶ Lease Rate: \$18.00/sq. ft. NNN. CAM fees and property taxes are approximately \$8.00/sq. ft., resulting in total monthly expense of approximately \$3,495.
- ▶ Gas & electric utilities are paid directly by tenant.
- ▶ Standard lease terms available from 3 - 5 years. Other options available; let us know your needs.

Jordan Jackson

Owner/Manager

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TEN TALENTS PROPERTIES, LLC

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