



GENESEE
COMMERCIAL
GROUP, LLC

FOR LEASE

OFFICE

7375 WEST 52ND AVENUE

Arvada, Colorado 80002



PROPERTY FEATURES

- Wells Fargo Bank on 1st Floor
- Ready-to-Rent Condition
- Excellent Access to I-70 & Wadsworth Blvd
- Close Proximity to Downtown & Foothills Communities
- Retail and Restaurants Nearby

PROPERTY SPECIFICATIONS

Available:	Suite 240	1,454 RSF
	Suite 350	1,533 RSF
Lease Rate:	\$19.50/RSF Gross	
Building Type:	Office - 3 Stories	
Parking:	3.7/1,000	
Building Size:	29,914 RSF	
Year Built:	1988	

FOR MORE INFORMATION CONTACT:

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WILLIAM NETWAL

wnetwal@gcgcre.com | 720.476.5228



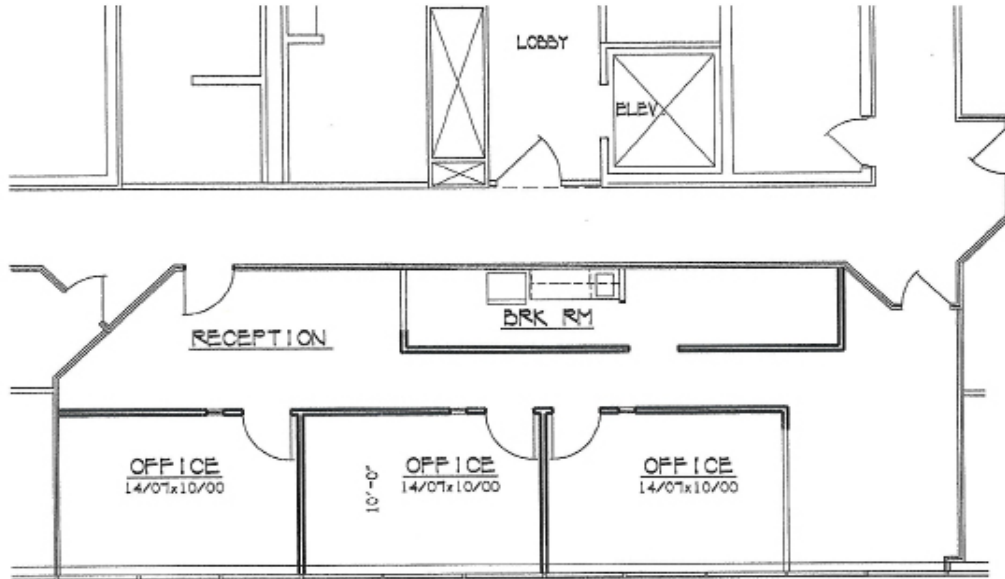
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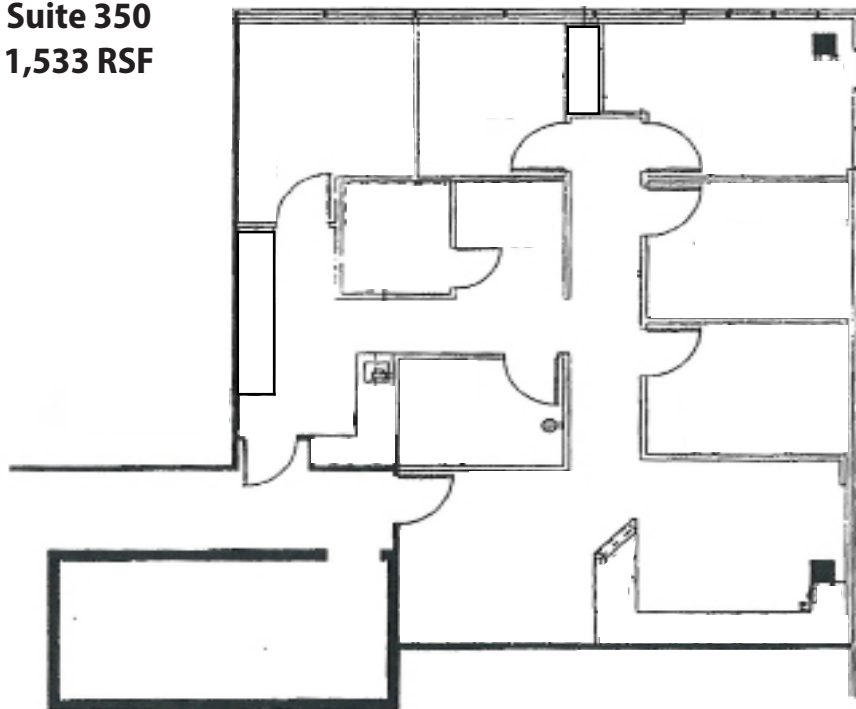
Suite 240

1,454 RSF



Suite 350

1,533 RSF



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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