

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

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

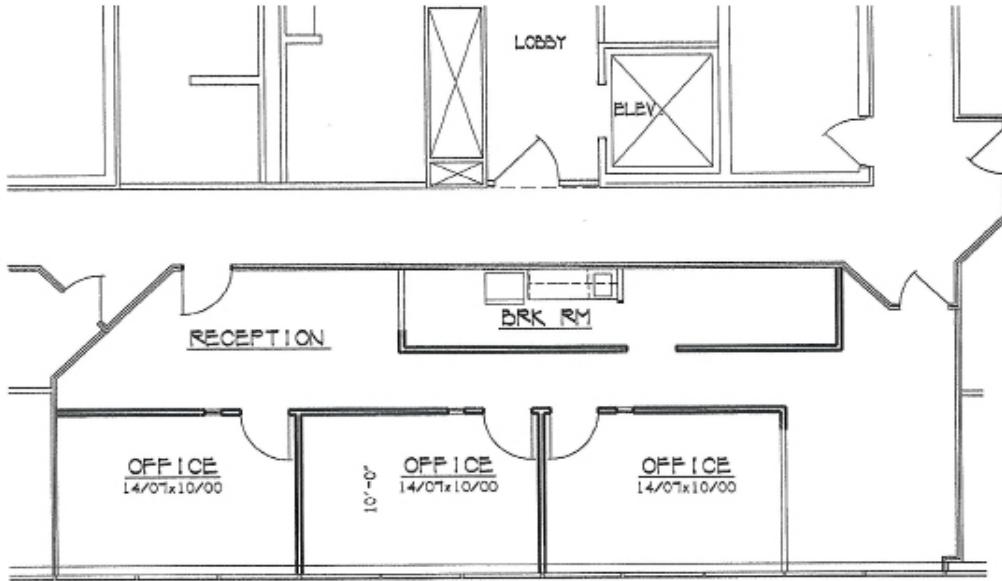
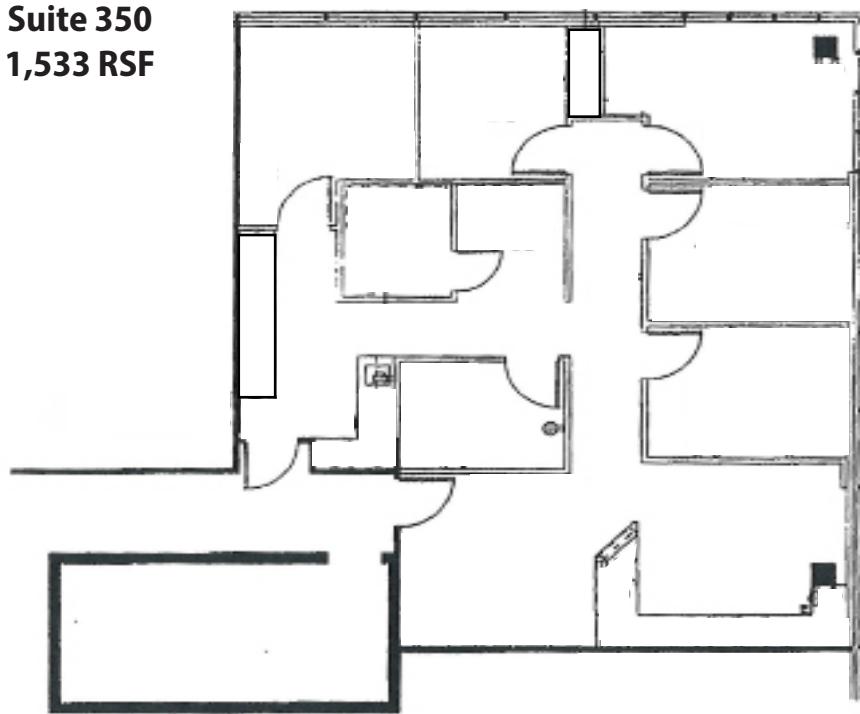
FOR MORE INFORMATION CONTACT:

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1,454 RSF**

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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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