

# PRIME FLEX/OFFICE SPACE FOR LEASE

6385-6425 W 52nd. Arvada, CO 80002



## PROPERTY HIGHLIGHTS

**Position your business in a dynamic and accessible Arvada business park**, just minutes from I-70, I-76, Wadsworth, and Sheridan. This professionally managed property offers a flexible mix of office and flexuse opportunities in a clean, well-maintained setting. Surrounded by restaurants, retail centers, and other thriving businesses, it's an ideal location for companies seeking convenience, connectivity, and functionality. Ample parking, responsive management, and proximity to metro Denver make this an easy choice for growing teams.

### BUILDING LAYOUT



### 6385 W 52nd DRIVE

UNIT 2	2,750 RSF	\$13.00/RSF NNN
UNIT 3A	2,276 RSF	\$11.25/RSF NNN
UNIT 4	7,910 RSF	\$13.00/RSF NNN
MAX Contiguous	5,026 RSF	

### 6425 W 52nd DRIVE

UNIT 8	3,251 RSF	\$13.00/RSF NNN
UNIT 9	7,339 RSF	\$13.00/RSF NNN
MAX Contiguous	10,590 RSF	

### ALL UNIT TERMS

Available	Contact Broker
Expenses	\$8.55/RSF
Max Contiguous	10,590 RSF

**Colorado Group**

### FOR MORE INFORMATION

**Jessica Cashmore**  
Principal/Senior Commercial Broker  
303.449.2131 ext 146  
jessica@coloradogroup.com

**Aaron Baney**  
Senior Commercial Broker  
303.449.2131 ext 166  
aaron@coloradogroup.com

© 2025 The Colorado Group, Inc. The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed by The Colorado Group, Inc. Licensed in the State of Colorado.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)



# PRIME OFFICE & FLEX SPACE FOR LEASE

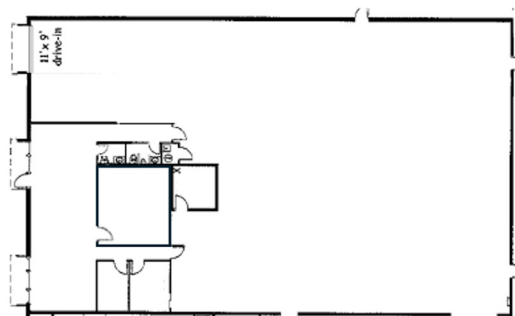
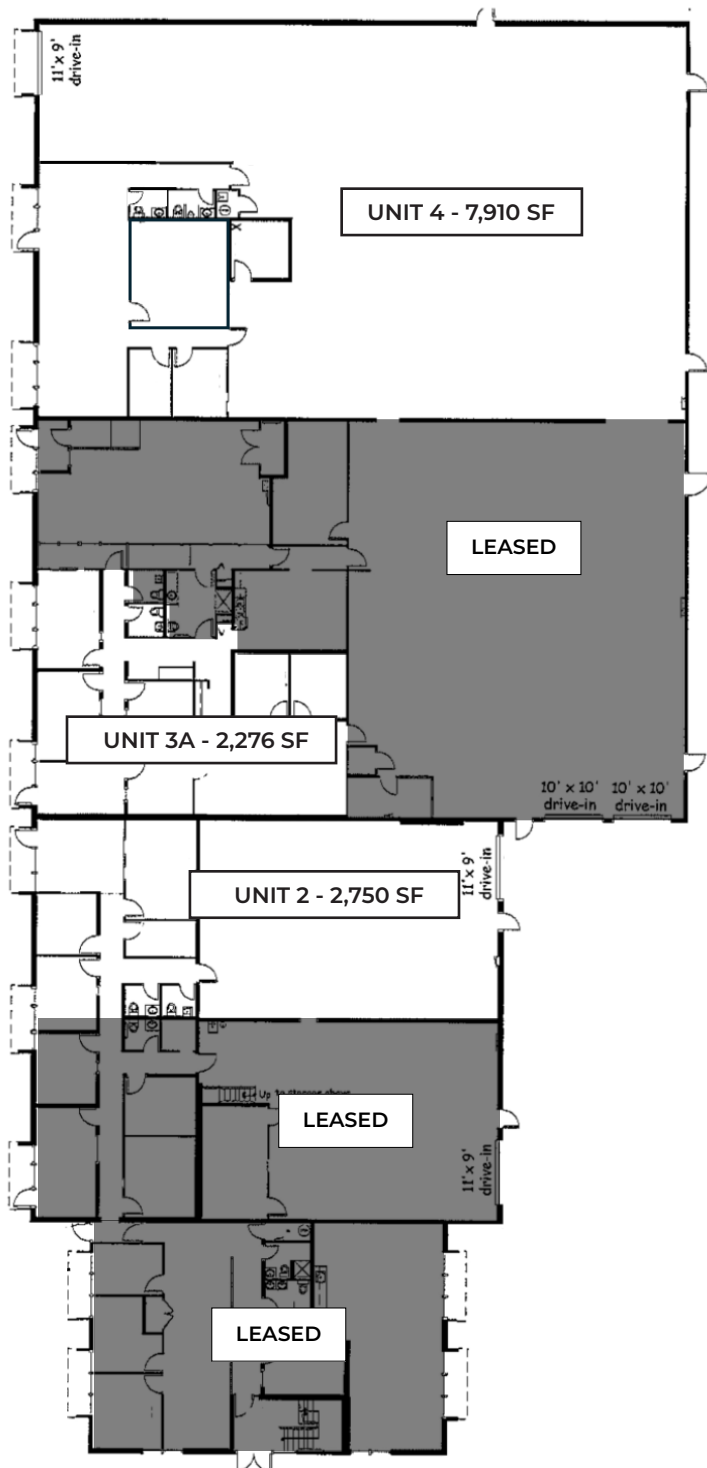
6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado  
Group

## BUILDING: 6385

**Unit 4** - This Flex unit boasts about 70% warehouse with 10' drive-in door. Office buildout contains 2 restrooms, Large reception/bullpen, 3-4 offices.

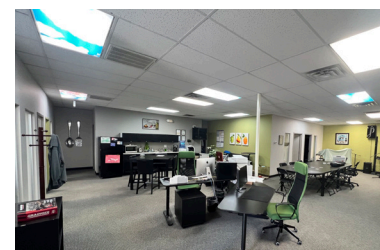
**UNIT 4 - 7,910 SF**



**Unit 2** - This 2,750 SF space features 960 SF of well-maintained office space and 1,770 SF of warehouse space with one overhead door. Can be combined with neighboring 3A for additional office space.

**Unit 3A** - This 2,276 SF space has newer renovated office buildout with 4 large private offices or conference room, restroom, open bullpen and kitchenette.

- **Units 2 & 3A can be combined** for a total of 5,025 SF (4,045 SF office, 960 SF warehouse)



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

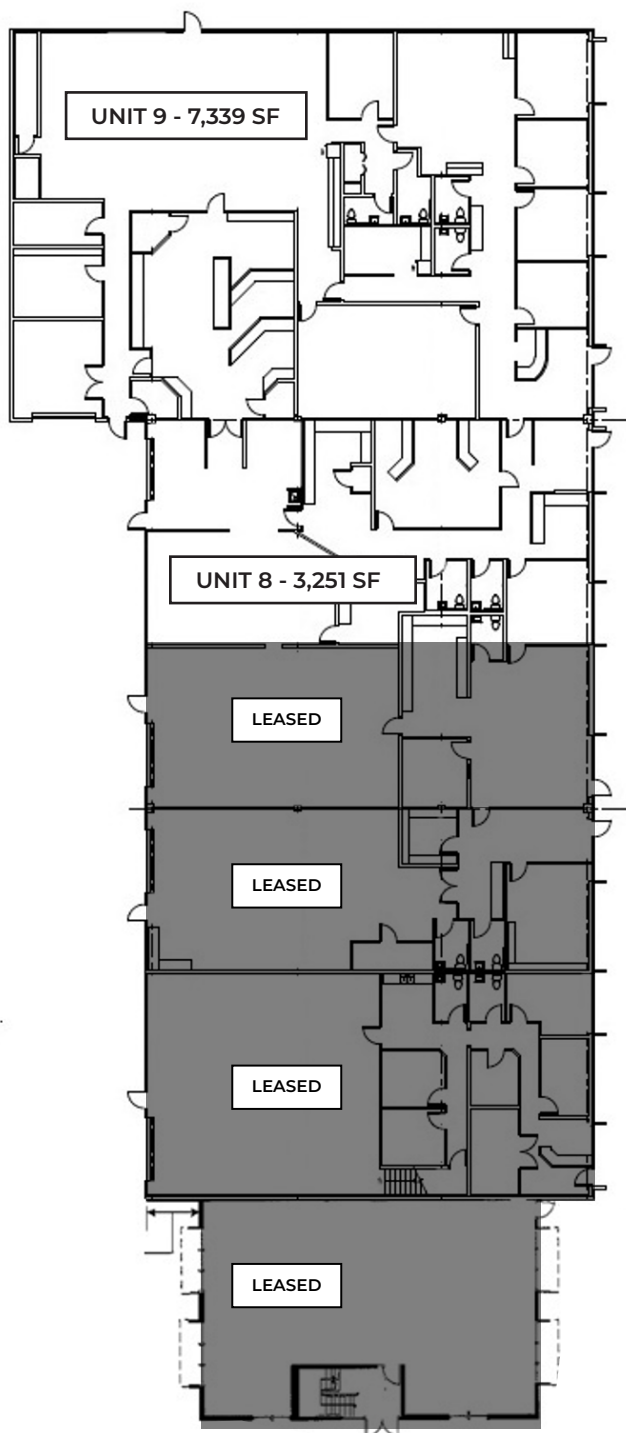
# PRIME OFFICE & FLEX SPACE FOR LEASE

6385-6425 West 52nd Ave. Arvada, CO 80002

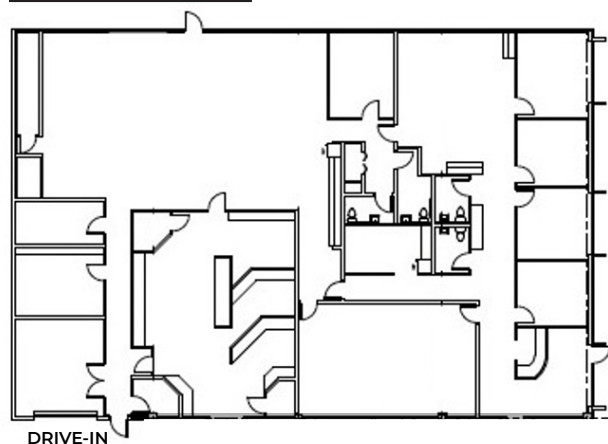
Colorado  
Group

## BUILDING: 6425

Unit 8&9 Combined - 10,590 SF

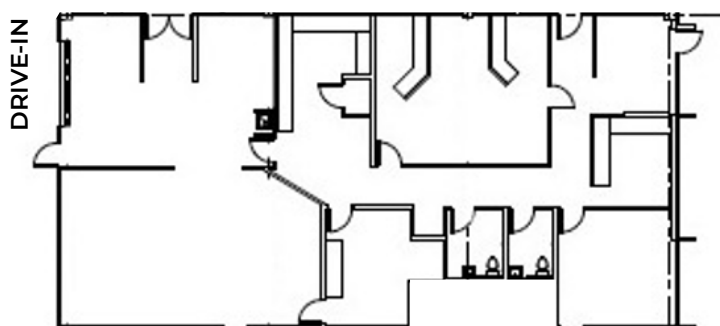


UNIT 9 - 7,339 SF



**Unit 8** - Approximately 50% office. One drive-in door in warehouse. Office has 2 bathrooms, 2 offices and conference room or large office.

UNIT 8 - 3,251 SF



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)



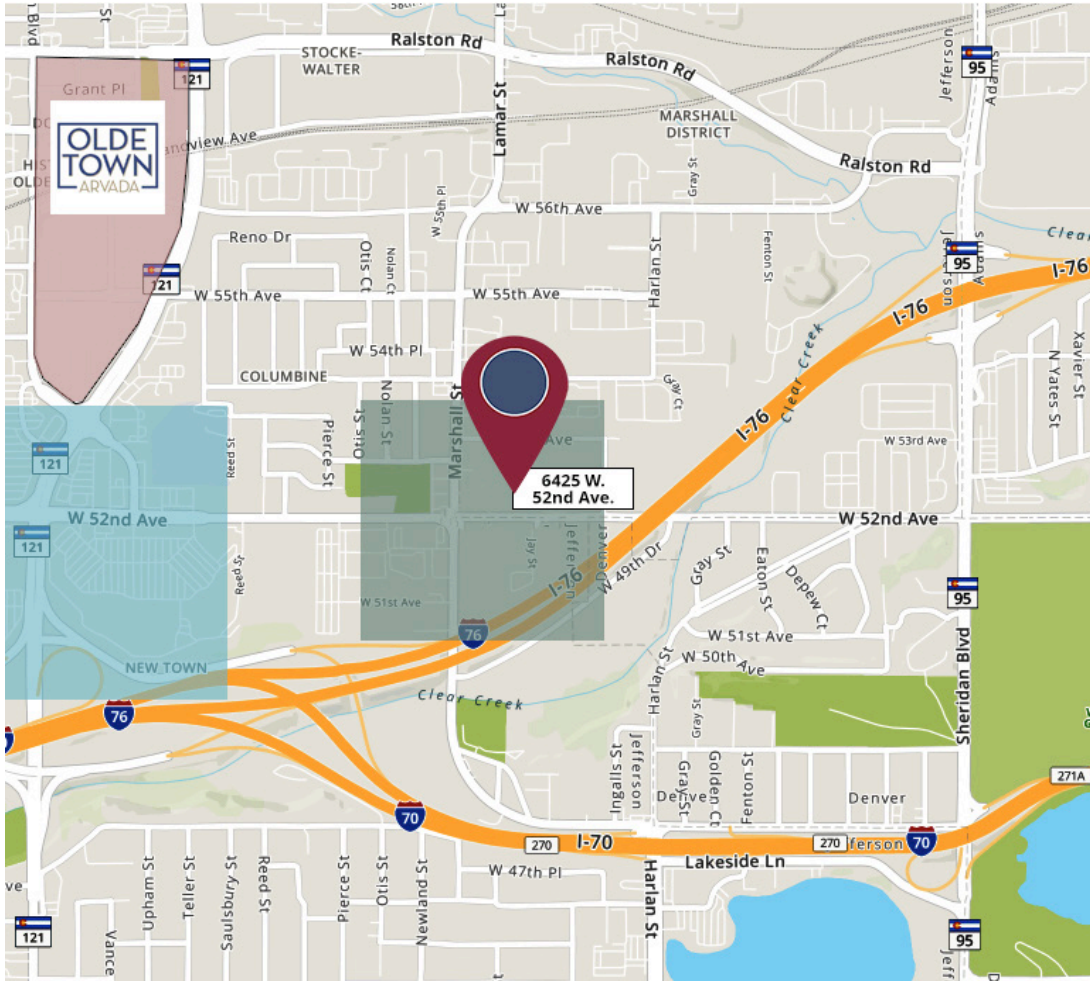
# PRIME OFFICE & FLEX SPACE FOR LEASE

6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado  
Group



## PROPERTY LOCATION



For a complete disclaimer, please see page one of this brochure.

