



6275 Joyce Drive

Arvada, CO

Office & Flex Spaces Available in West Arvada / Golden

Jaime Pletcher

jaime@gibbonswhite.com

(303) 586-5936

www.gibbonswhite.com

Property Info & Gallery

View Map

Available Space	1,882 - 14,408 sq. ft.	\$12.00 - 19.00 NNN
First Floor Flex / Office	1,882 - 4,163 sq. ft.	\$9.00 NNN
Second Floor Office	4,204 - 10,245 sq. ft.	\$16.00 NNN
Expenses / sq. ft. (2025)		\$11.00*

**Not Including Utilities*

- Year One Introductory Rates \$9.00-\$16.00 NNN
- Remodeled Second Floor Features Private Offices, Meeting Rooms, Reception Area, Full Kitchen & Restrooms with Showers - Can be Divided
- First Floor Features Open Office & Flex Areas, Kitchen, Lab, Secure Storage & Private Restrooms
- Building Features 3:1,000 Parking Ratio with 10 Covered Spaces
- Outdoor Amenities & Hiking/Biking Trails Steps Away in Broad Lake Park
- Many Amenities in Close Proximity including Sprouts, King Soopers, Kohl's, McDonald's, & Buffalo Wild Wings in Walking Distance
- Conveniently Located with Easy Access to I-70 and I-25
- Building Also Available For Sale ([View Brochure](#))

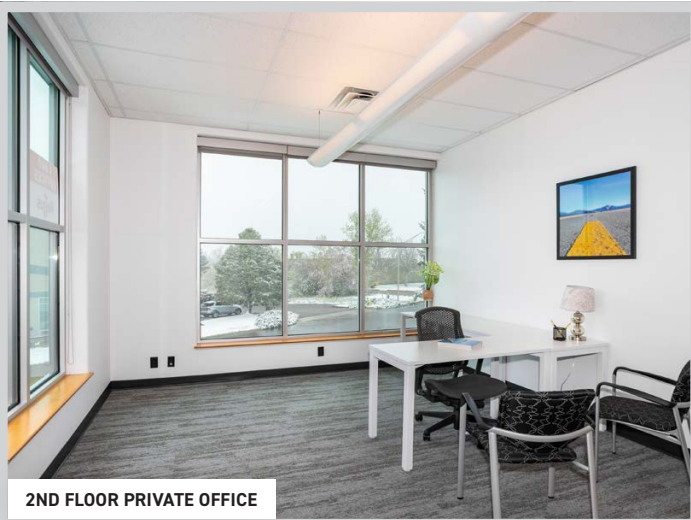
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2ND FLOOR BREAK AREA



2ND FLOOR KITCHEN



2ND FLOOR PRIVATE OFFICE



2ND FLOOR RECEPTION AREA

2nd Floor

Potential Demising

Suite 201: 4,204 sq. ft.

Suite 200: 5,103 sq. ft.



Introductory Rates

\$16.00 NNN Year One

\$17.50 NNN Year Two

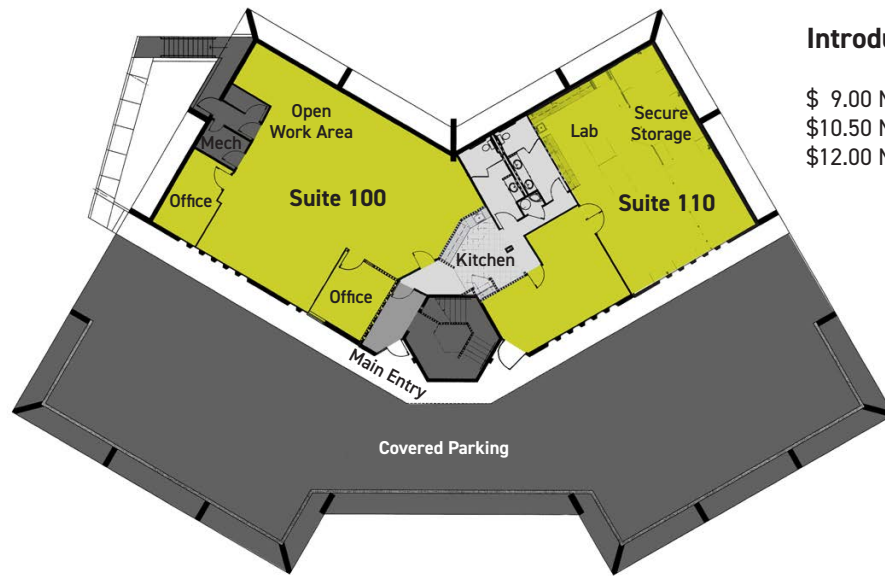
\$19.00 NNN Year Three

1st Floor

Full Space: 4,163 sq. ft.

Suite 100: 2,281 sq. ft.

Suite 110: 1,882 sq. ft.

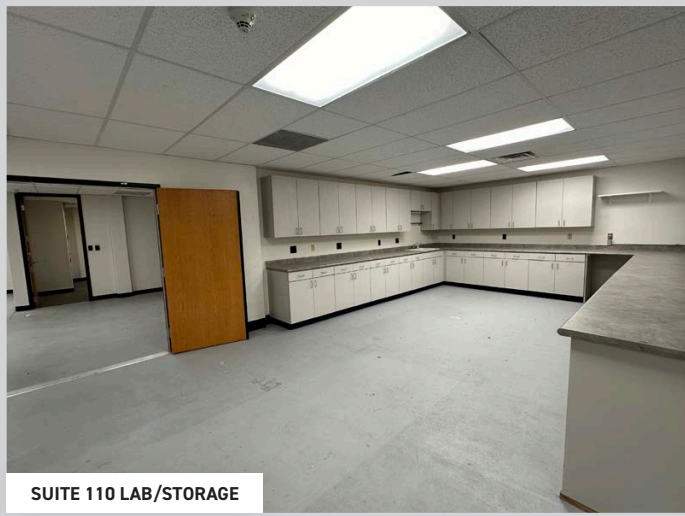


Introductory Rates

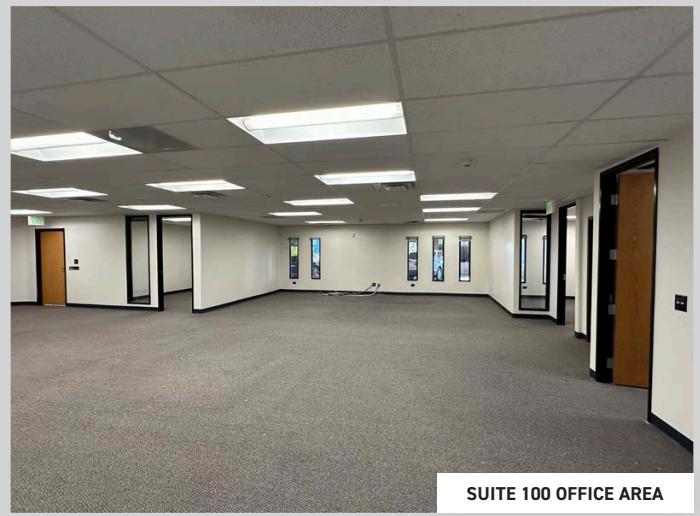
\$ 9.00 NNN Year One

\$10.50 NNN Year Two

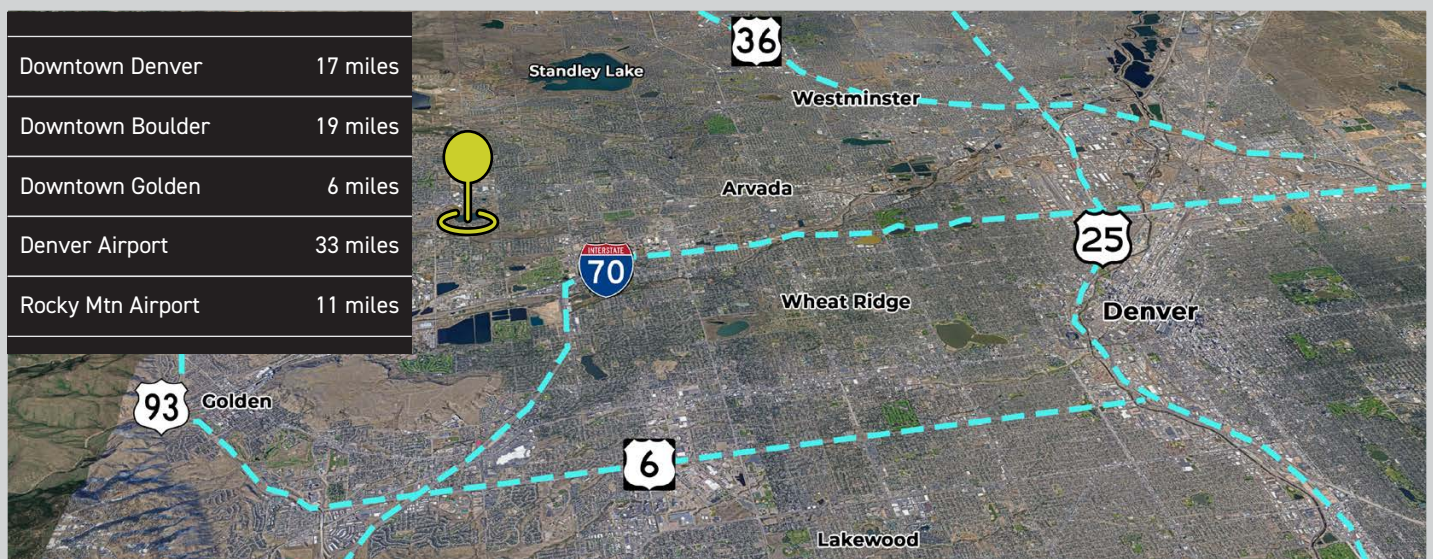
\$12.00 NNN Year Three



SUITE 110 LAB/STORAGE



SUITE 100 OFFICE AREA



Downtown Denver	17 miles
Downtown Boulder	19 miles
Downtown Golden	6 miles
Denver Airport	33 miles
Rocky Mtn Airport	11 miles