



ARVADA OFFICE SPACE FOR LEASE

Lease Rate: Starting at \$1,468/Month

Office Space: 839 SF

PROPERTY OVERVIEW:

Building Type:	Medical/Executive Office
Year Built:	1986
Year Updated:	Actively as-needed
Building Size:	10,349 SF
Office Park:	Aspen Business Park

For more information, please contact:

KEITH LENZ

Associate Advisor

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COREY SANDBERG

Vice President

303.407.9784

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PROPERTY FEATURES:

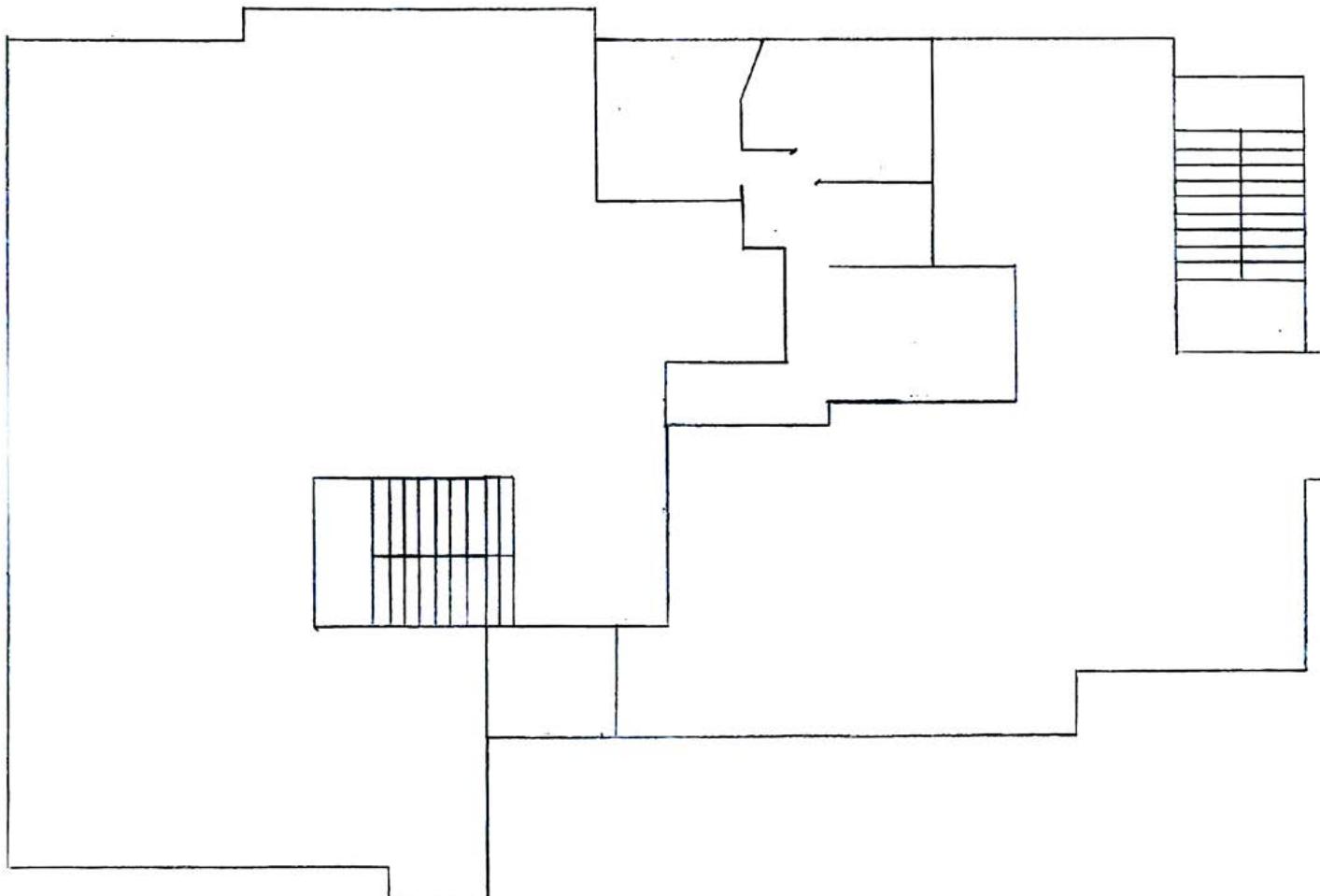
- Actively renovated and attractive office features
- Excellent frontage on Ward Rd vs other buildings in complex
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

LEASE AND BUILDING SERVICES:

The building is pristinely maintained and offers modern spaces for tenants while fronting busy Ward Road. The lease is a standard Modified Gross format which includes all utilities (water, gas, electricity, etc.) as well as heating, air conditioning and janitorial service. Business phone/internet is the responsibility of the tenant due to the variable communication needs of every business. Comcast Business is the local high speed internet/phone provider as well as other independent carriers.

First Floor

839 RSF Available: \$1,468 / Month



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Suite 103 - Available Today!

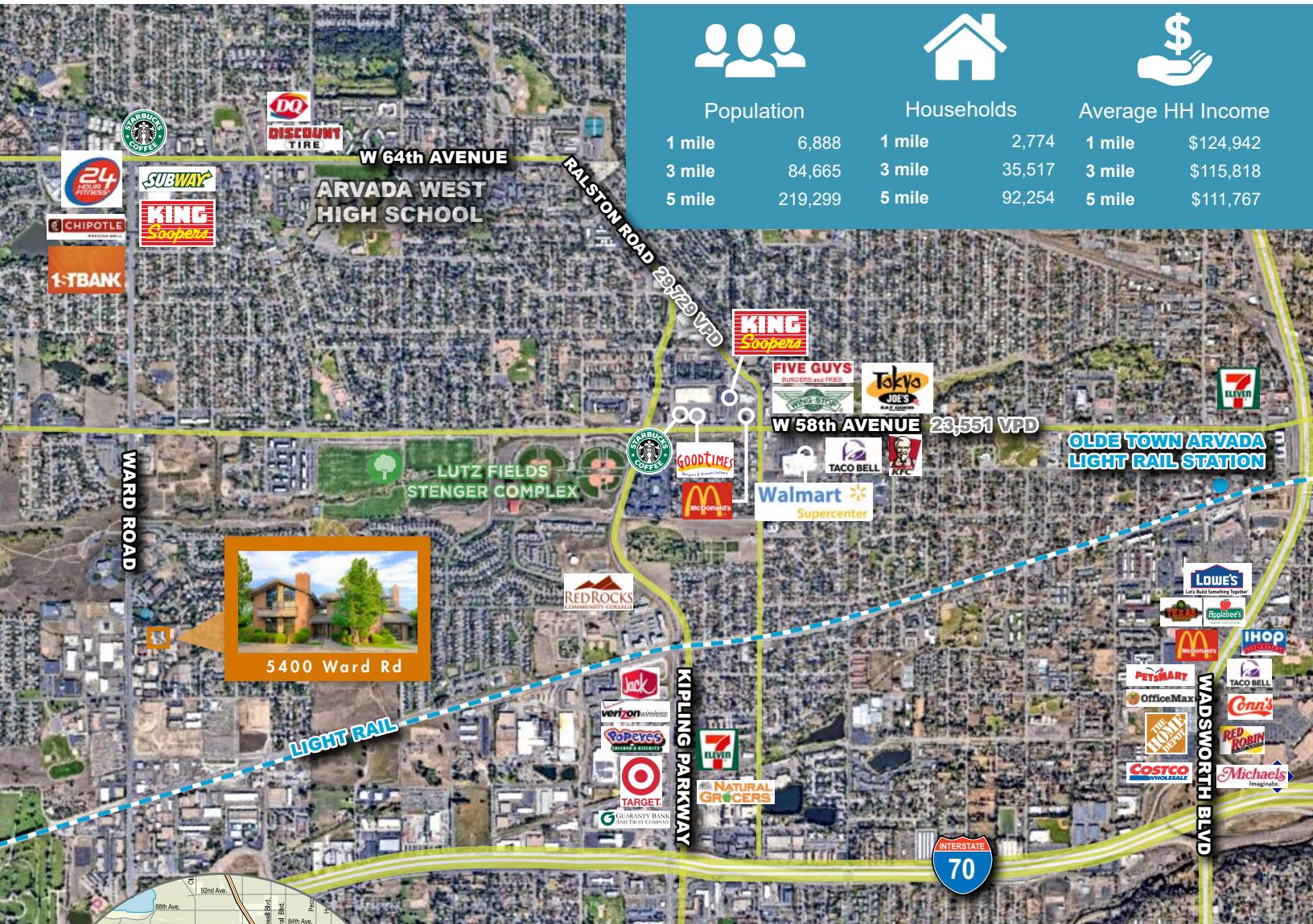


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AREA DESCRIPTION:

Located in affluent West Arvada on Ward Road at 54th Drive and only 9 blocks north of I-70 and Highway 58 providing rapid access to DIA, Downtown Denver, Golden, C-470 and the mountains.



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