



## ARVADA OFFICE SPACE FOR LEASE

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

Office Space: 839 SF

### PROPERTY OVERVIEW:

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

### 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.

For more information, please contact:

**KEITH LENZ**

**Associate Advisor**

303.962.9563

[KLenz@PinnacleREA.com](mailto:KLenz@PinnacleREA.com)

**COREY SANDBERG**

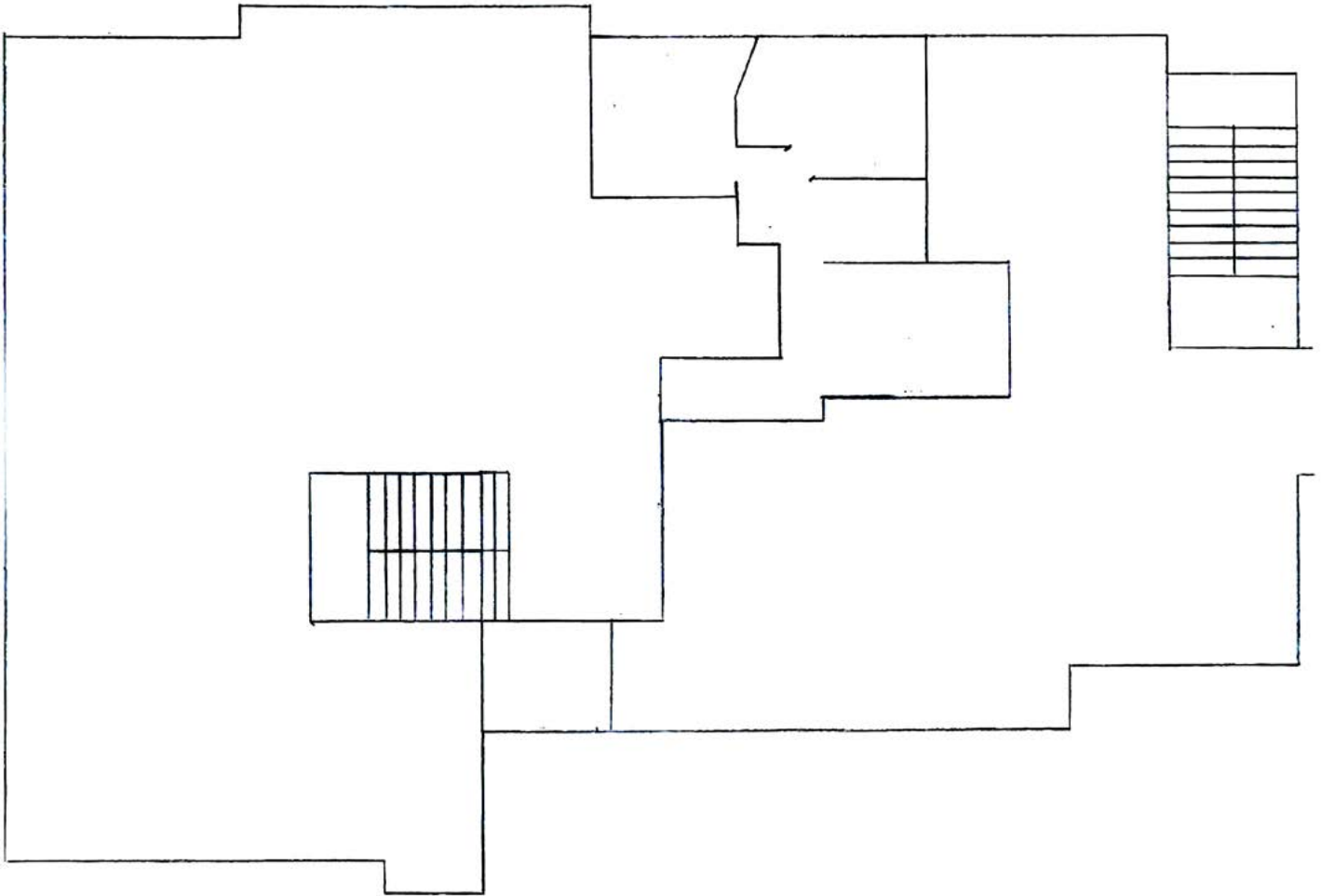
**Vice President**

303.407.9784

[CSandberg@PinnacleREA.com](mailto:CSandberg@PinnacleREA.com)

**First Floor**

839 RSF Available: \$1,468 / Month



For more information, please contact:

**KEITH LENZ**  
Associate Advisor  
303.962.9563  
KLenz@PinnacleREA.com

**COREY SANDBERG**  
Vice President  
303.407.9784  
CSandberg@PinnacleREA.com

**Pinnacle Real Estate Advisors, LLC**

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)



**Suite 103 - Available Today!**



**Pinnacle Real Estate Advisors, LLC**

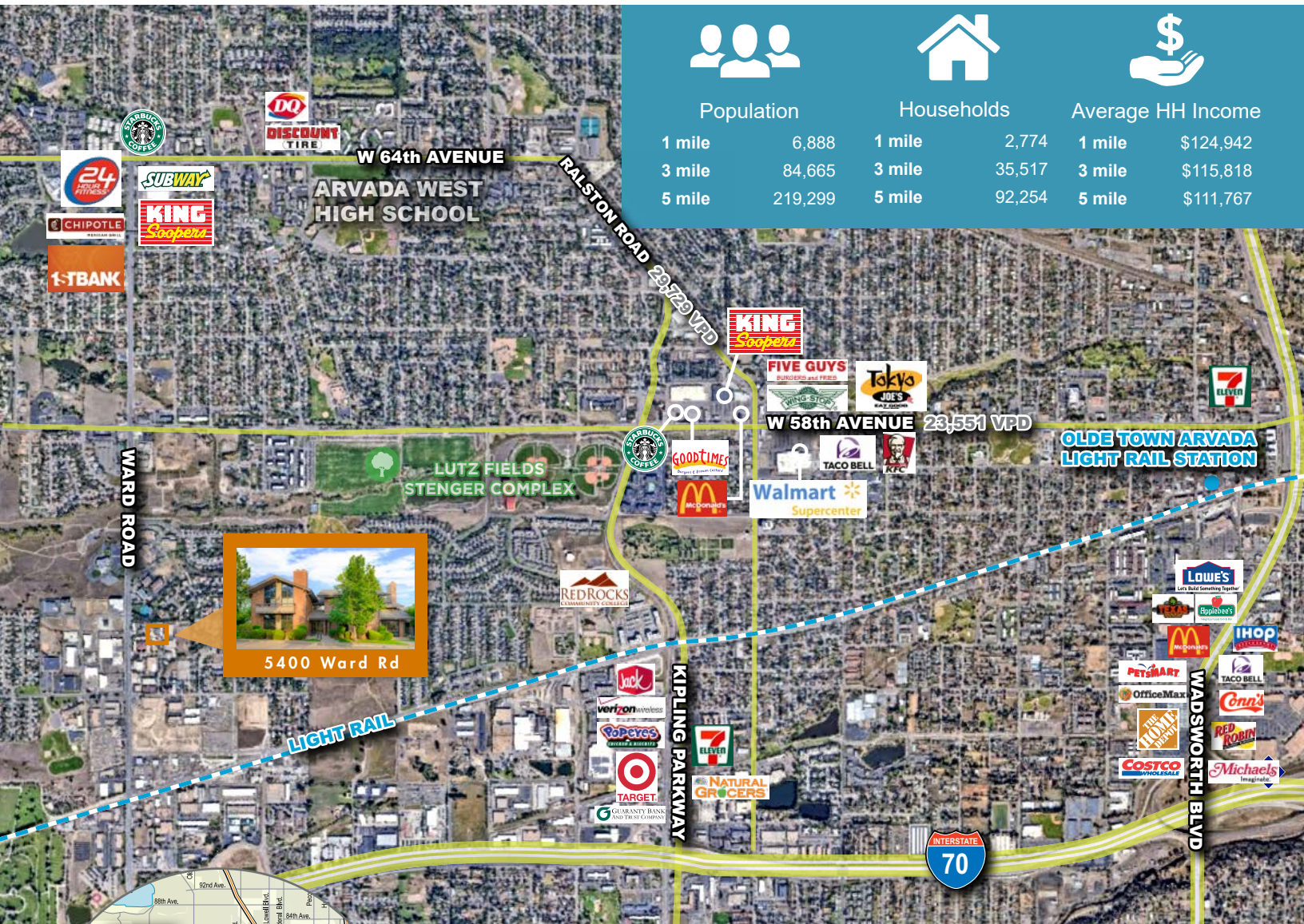
One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.



### 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.



For more information, please contact:

**KEITH LENZ**  
Associate Advisor  
303.962.9563  
KLenz@PinnacleREA.com

**COREY SANDBERG**  
Vice President  
303.407.9784  
CSandberg@PinnacleREA.com

**Pinnacle Real Estate Advisors, LLC**

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.