

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.

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



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

BUILDING LAYOUT

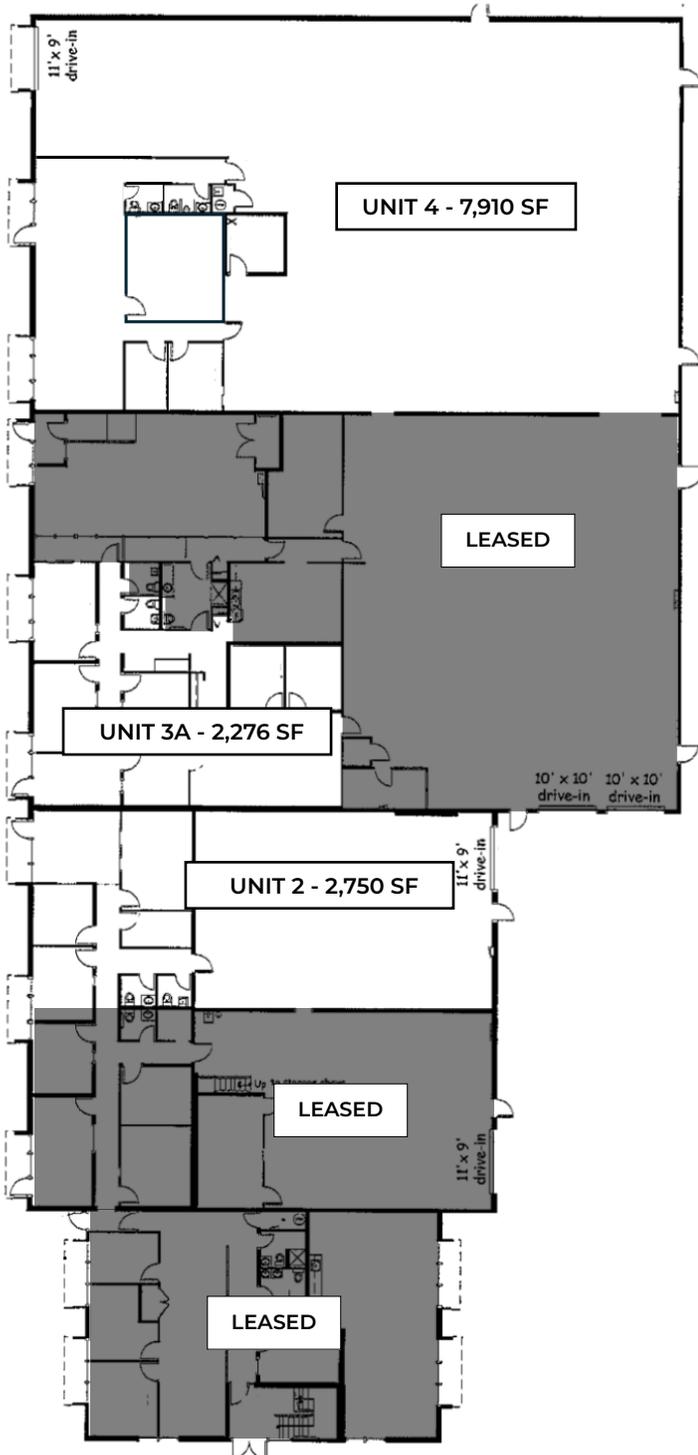


© 2025 The Colorado Group, Inc. The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed by The Colorado Group, Inc. Licensed in the State of Colorado.

PRIME OFFICE & FLEX SPACE FOR LEASE

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

BUILDING: 6385



UNIT 4 - 7,910 SF

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

UNIT 3A - 2,276 SF

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.

UNIT 2 - 2,750 SF

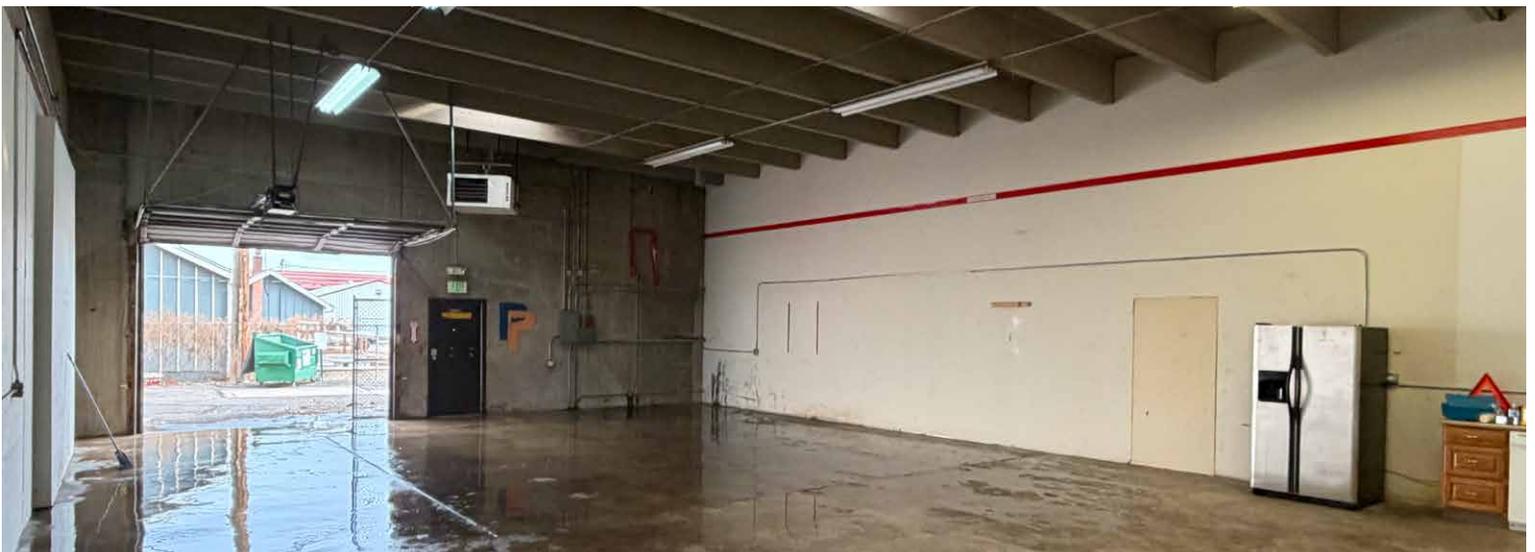
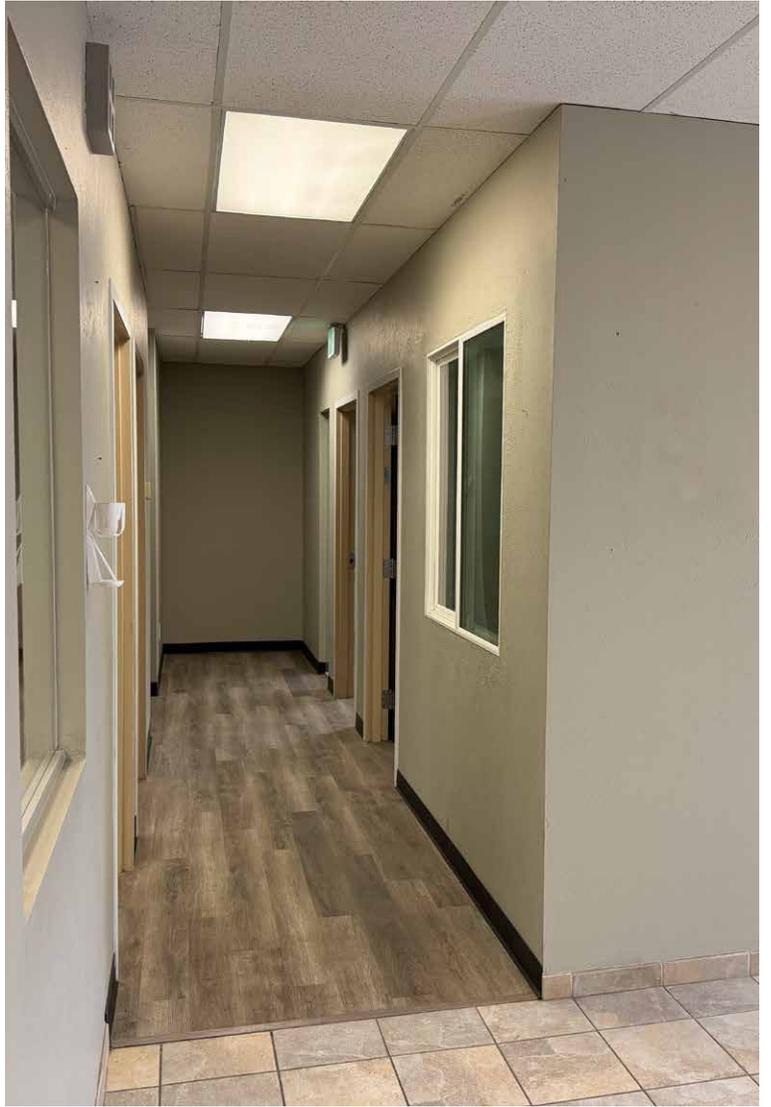
Unit 2 - This 2,750 SF space features 960 SF of well-maintained office space and 1,770 SF of warehouse space with one overhead door. Can be combined with neighboring 3A for additional office space.

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

PRIME OFFICE & FLEX SPACE FOR LEASE

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

UNIT 2



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

PRIME OFFICE & FLEX SPACE FOR LEASE

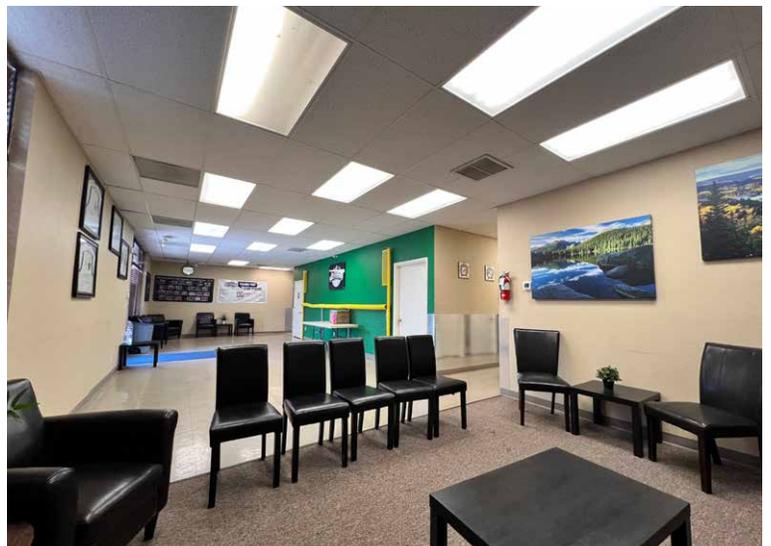
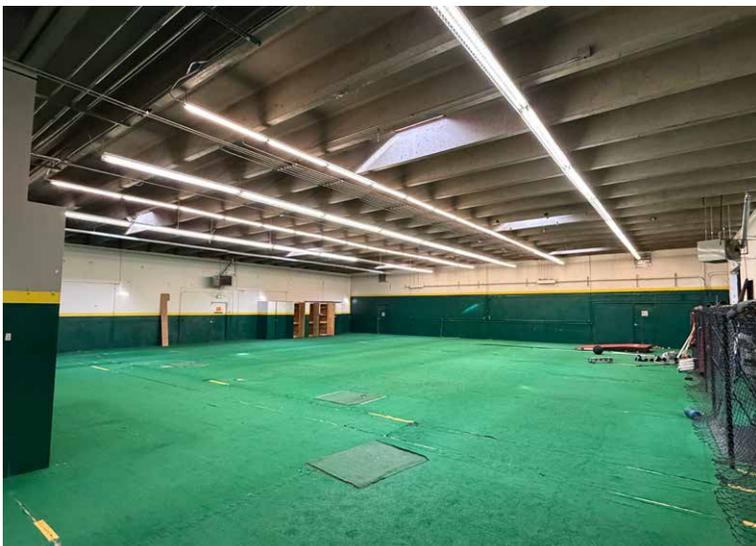
6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado
Group

UNIT 3A



UNIT 4



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

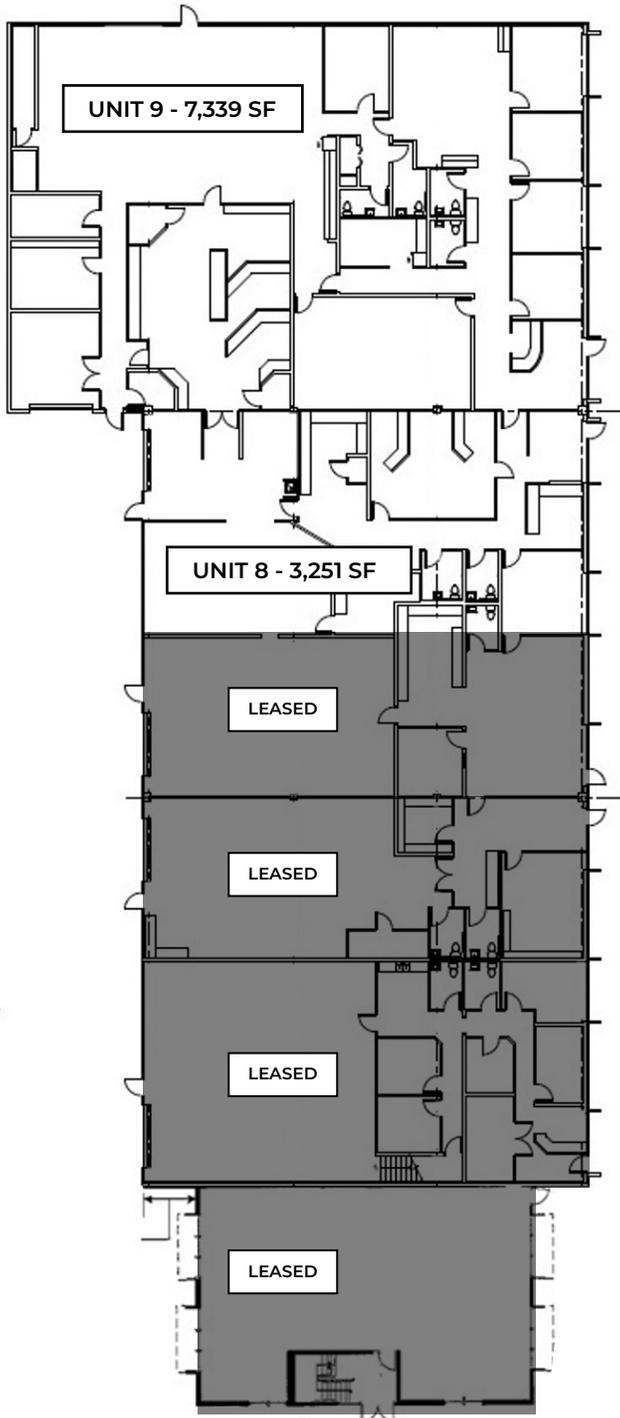
PRIME OFFICE & FLEX SPACE FOR LEASE

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

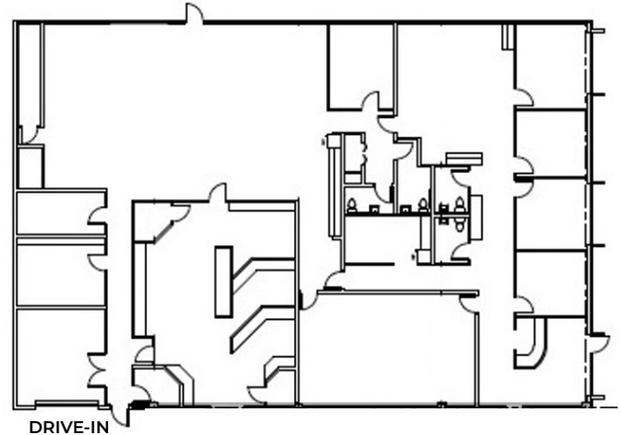
BUILDING: 6425

Unit 9 - Primarily office buildout. Landlord willing to demo if more warehouse needed. 4 bathrooms, 5 offices, 3 training rooms or bullpens, breakroom, reception, One drive-in door.

Unit 8&9 Combined - 10,590 SF

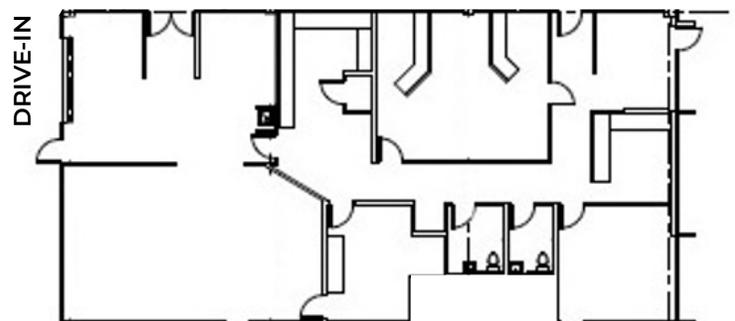


UNIT 9 - 7,339 SF



Unit 8 - Approximatley 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



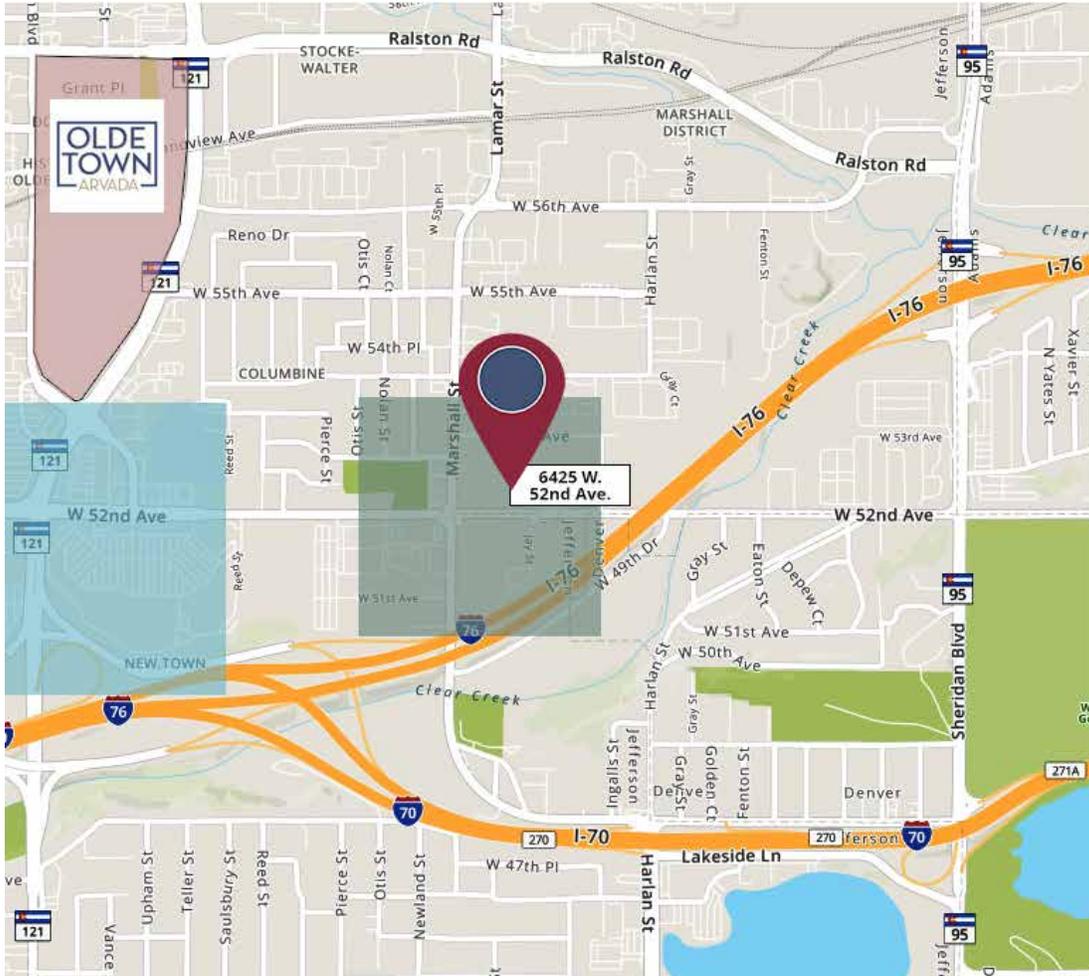
For a complete disclaimer, please see page one of this brochure.

PRIME OFFICE & FLEX SPACE FOR LEASE

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



PROPERTY LOCATION



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