



## Property Specifications

**6870 W. 52<sup>nd</sup> Ave.  
Arvada, CO 80002**

<b>Building Size:</b>	63,108 SF Gross (per Jefferson County)
<b>Net Rentable Area:</b>	58,533 RSF
<b>1<sup>st</sup> Floor:</b>	29,832 RSF
<b>2<sup>nd</sup> Floor:</b>	28,701 RSF
<b>Land Area:</b>	4.5 acres
<b>Occupancy:</b>	21 Tenants = 100% Occupied (as of March 1, 2026)
<b>Year Built:</b>	1999
<b>Stories:</b>	Two
<b>Parking Spaces:</b>	5/1,000 RSF
<b>Fire Suppression:</b>	Sprinklered and Monitored
<b>HVAC:</b>	3 Rooftop Units
<b>Roof System / Age:</b>	EPDM / 1999
<b>Elevator:</b>	Two
<b>Zoning:</b>	MX-U Mixed-Use Urban District
<b>Jurisdiction:</b>	City of Arvada, Colorado
<b>Owner Association:</b>	Columbine Professional Plaza Association, Inc.
<b>Property Taxes / Year:</b>	\$165,403 / 2025
<b>Sale Price: \$ - (Gross SF)</b>	\$8,888,000 / \$141

This information is for reference purposes only. It is the buyer's responsibility to verify the accuracy of this information and to confirm the current condition of the property.