



## ARVADA OFFICE SPACE FOR LEASE

134-1,663 SF Available

Medical & Professional Suites with TI Package  
Lease Type: NNN

### Property Features:

- 100 On-Site Surface Parking Spots
- Prime Location on a Street With 30,085 Vehicles Per Day
- Interior Atrium
- Very Secure Building
- Brand New Suites, HVAC, and Fixtures

### Available

Suite	Size	Rate*
<a href="#"><u>Suite 102-1</u></a>	134 RSF	\$224/mo (\$11.50/sf + NNN)
<a href="#"><u>Suite 108</u></a>	1,096 RSF	\$1,827/mo (11.50/sf + NNN)
<a href="#"><u>Suite 110</u></a>	1,536 RSF	\$2,176/mo (\$8.50/sf + NNN)
<a href="#"><u>Suite 202</u></a>	1,663 RSF	\$2,356/mo (\$8.50/sf + NNN)
<a href="#"><u>Suite 206</u></a>	545 RSF	\$772/mo (\$8.50/sf + NNN)
<a href="#"><u>Suite 305</u></a>	352 RSF	\$470/mo (\$7.50/sf + NNN)
<a href="#"><u>Suite 306</u></a>	936 RSF	\$1,248/mo (\$7.50/sf + NNN)

\*Rate subject to NNN charges

**ESTIMATED NNN: \$8.50/SF**

For more information, please contact:

### KEITH LENZ

**Associate Advisor**

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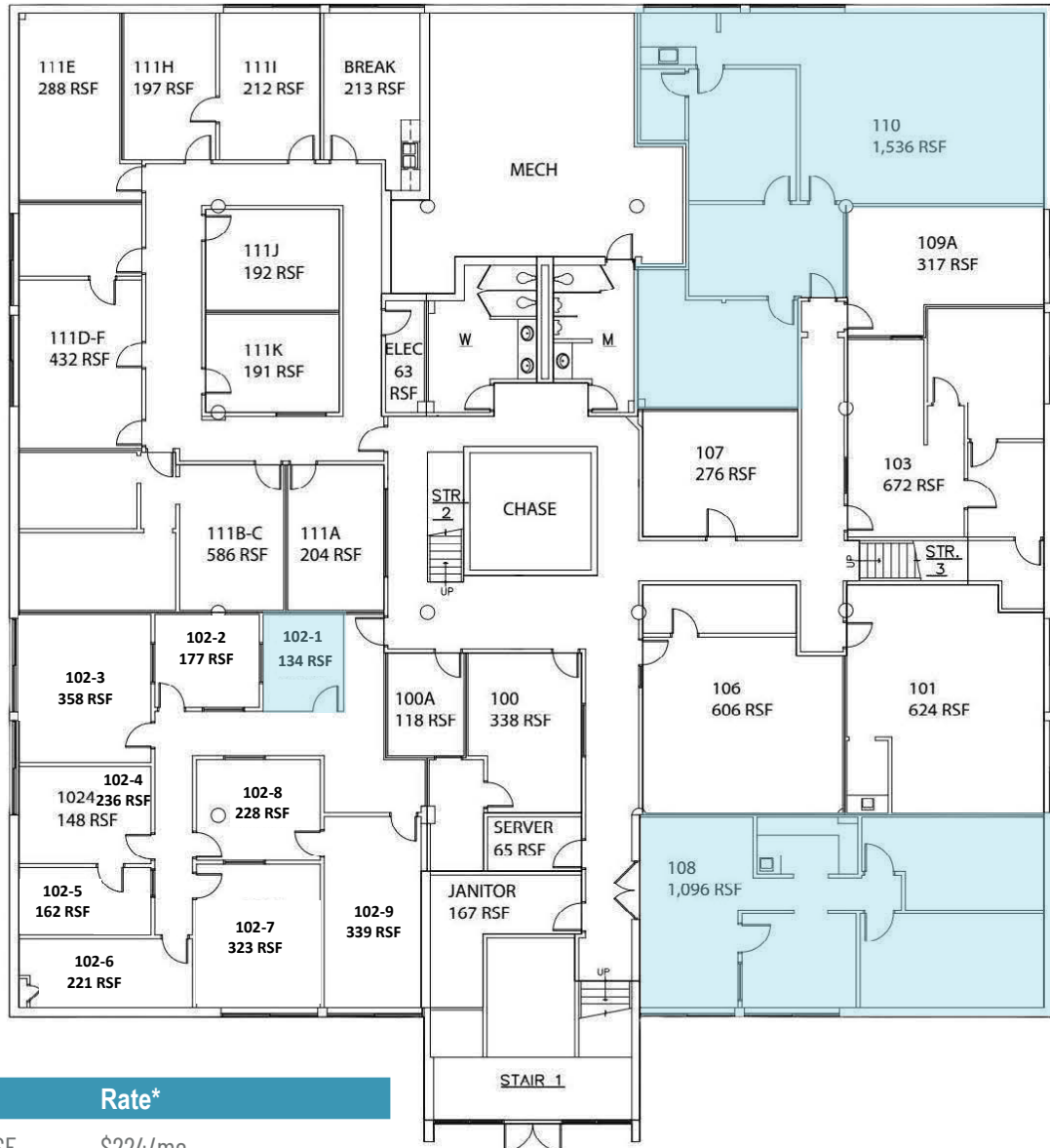
### COREY SANDBERG

**Vice President**

303.407.9784

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**Lower Level**



**Available**

Suite	Size	Rate*
<a href="#">Suite 102-1</a>	134 RSF	\$224/mo
<a href="#">Suite 108</a>	1,096 RSF	\$1,827/mo
<a href="#">Suite 110</a>	1,536 RSF	\$2,176/mo

\*Rates are for minimum 3 year lease and subject to NNN charges

For more information, please contact:

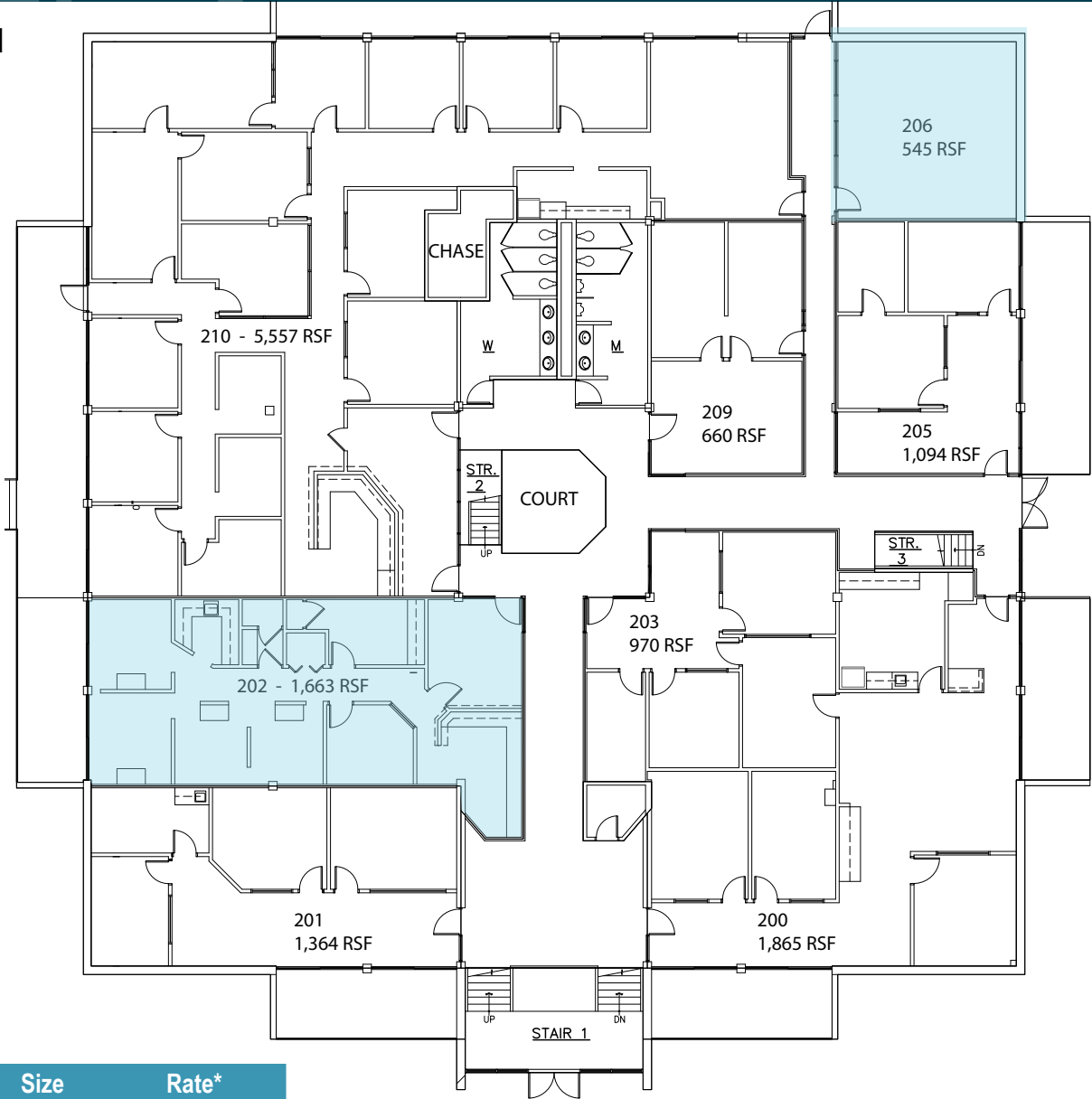
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**Pinnacle Real Estate Advisors, LLC**

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

## Main Level



## Available

Suite	Size	Rate*
<a href="#">Suite 202</a>	1,663 RSF	\$2,356/mo
<a href="#">Suite 206</a>	545 RSF	\$772/mo

\*Rates are for minimum 3 year lease and subject to NNN charges

For more information, please contact:

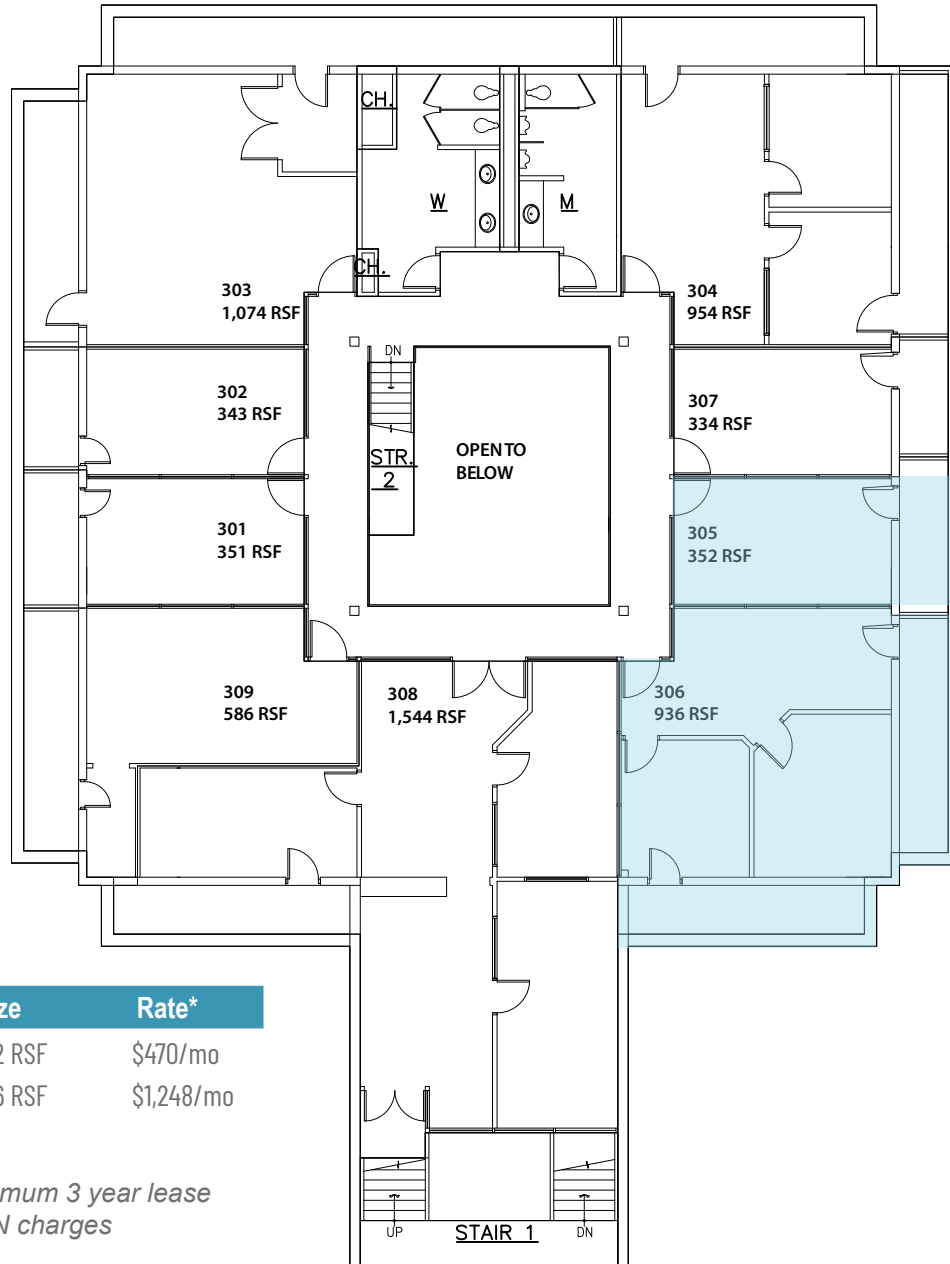
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## Upper Level



### Available

Suite	Size	Rate*
<a href="#">Suite 305</a>	352 RSF	\$470/mo
<a href="#">Suite 306</a>	936 RSF	\$1,248/mo

\*Rates are for minimum 3 year lease  
 and subject to NNN charges

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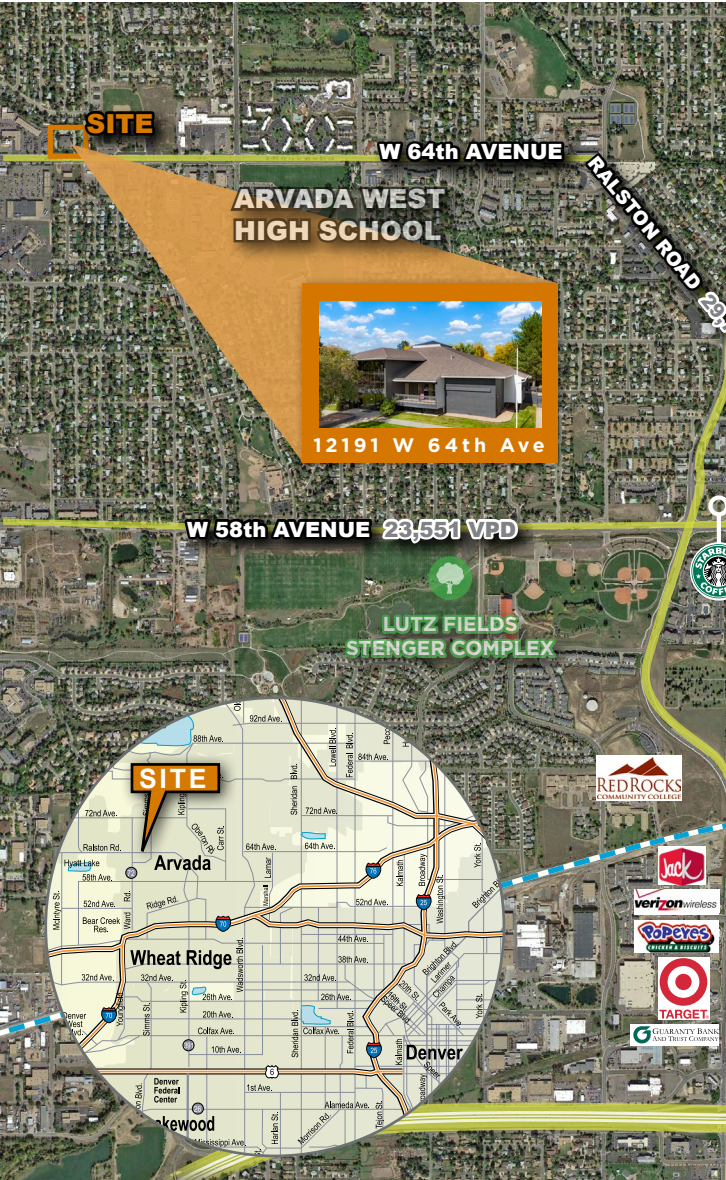
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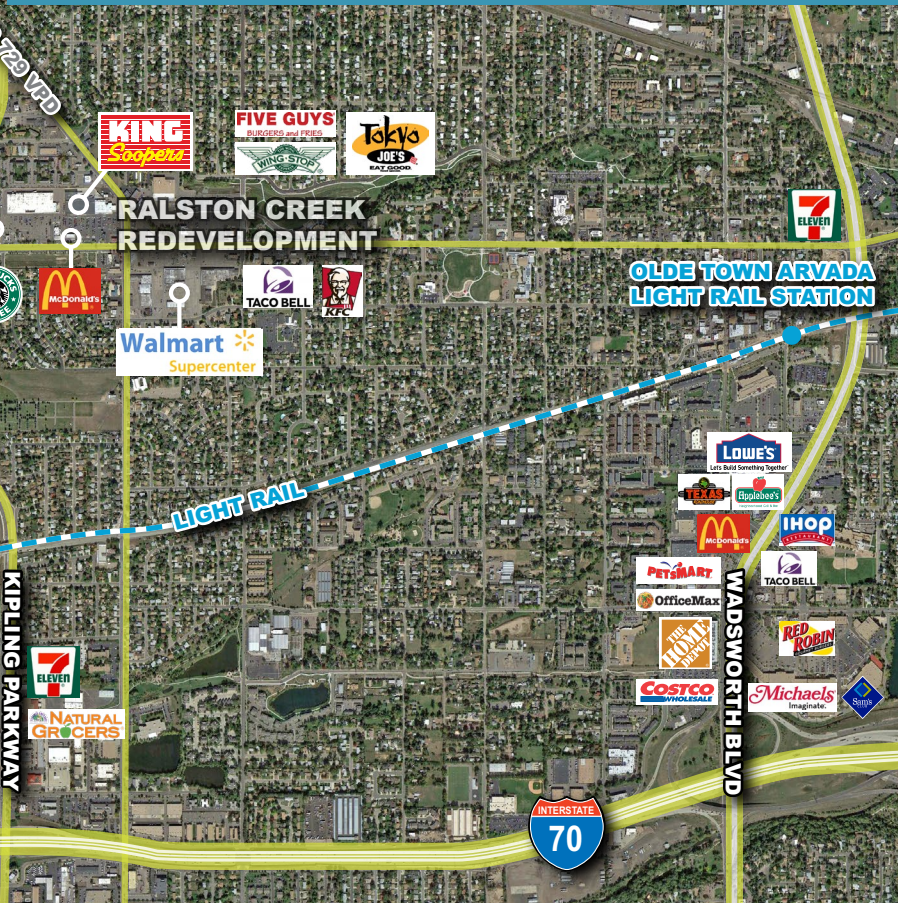
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**Property Overview**

**Building Type:** Office  
**Year Built:** 1977  
**Total Lot Area:** 1.67 Acres  
**Building Size:** 29,139 SF



			
	Population	Households	Average HH Income
1 mile	16,254	6,544	\$113,810
3 mile	89,075	36,439	\$121,430
5 mile	208,391	85,303	\$115,864



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