



ARVADA OFFICE SPACE FOR LEASE

936-1,663 SF Available

Medical & Professional Suites with TI Package
Lease Type: Modified Gross (Expense Stop)

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
Suite 108	1,096 RSF	\$1,827/mo
Suite 110	1,536 RSF	\$2,176/mo
Suite 202	1,663 RSF	\$2,356/mo
Suite 206	545 RSF	\$772/mo
Suite 305	352 RSF	\$470/mo
Suite 306	936 RSF	\$1,248/mo

For more information, please contact:

KEITH LENZ

Associate Advisor

303.962.9563

KLenz@PinnacleREA.com

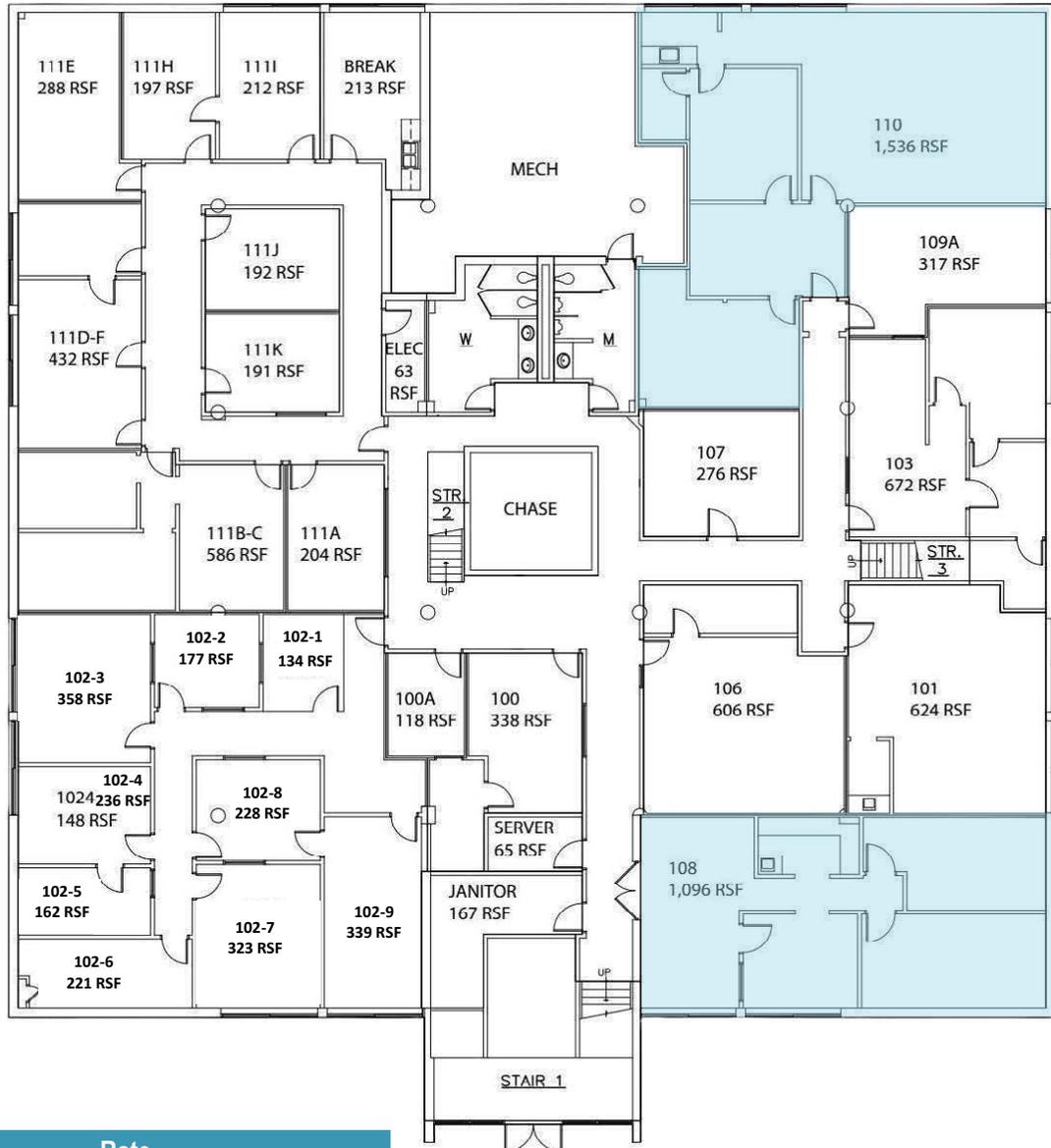
COREY SANDBERG

Vice President

303.407.9784

CSandberg@PinnacleREA.com

Lower Level



Available

Suite	Size	Rate
Suite 108	1,096 RSF	\$1,827/mo
Suite 110	1,536 RSF	\$2,176/mo

*Rates are for minimum 3 year lease

For more information, please contact:

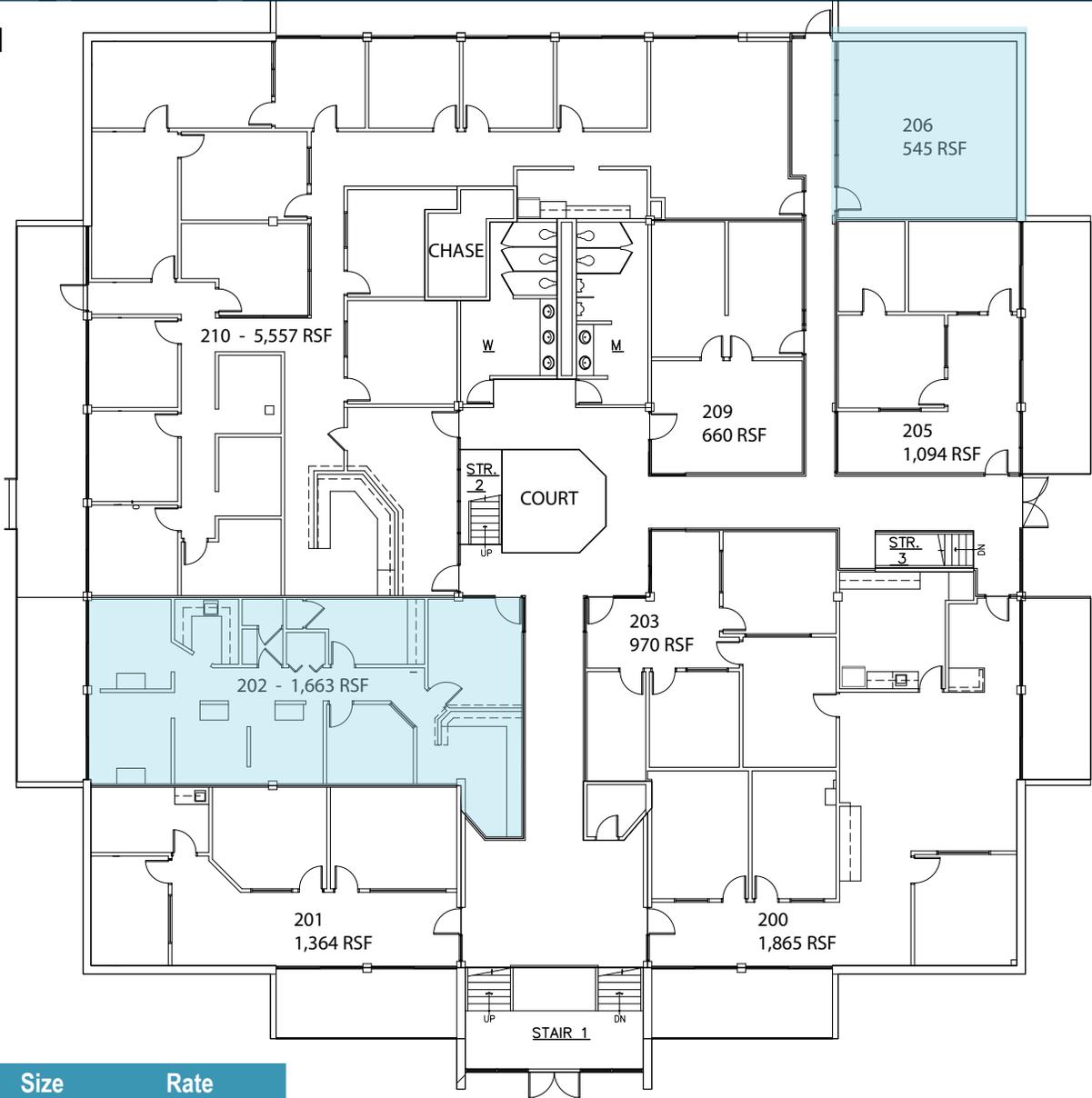
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Main Level



Available

Suite	Size	Rate
Suite 202	1,663 RSF	\$2,356/mo
Suite 206	545 RSF	\$772/mo

**Rates are for minimum 3 year lease*

For more information, please contact:

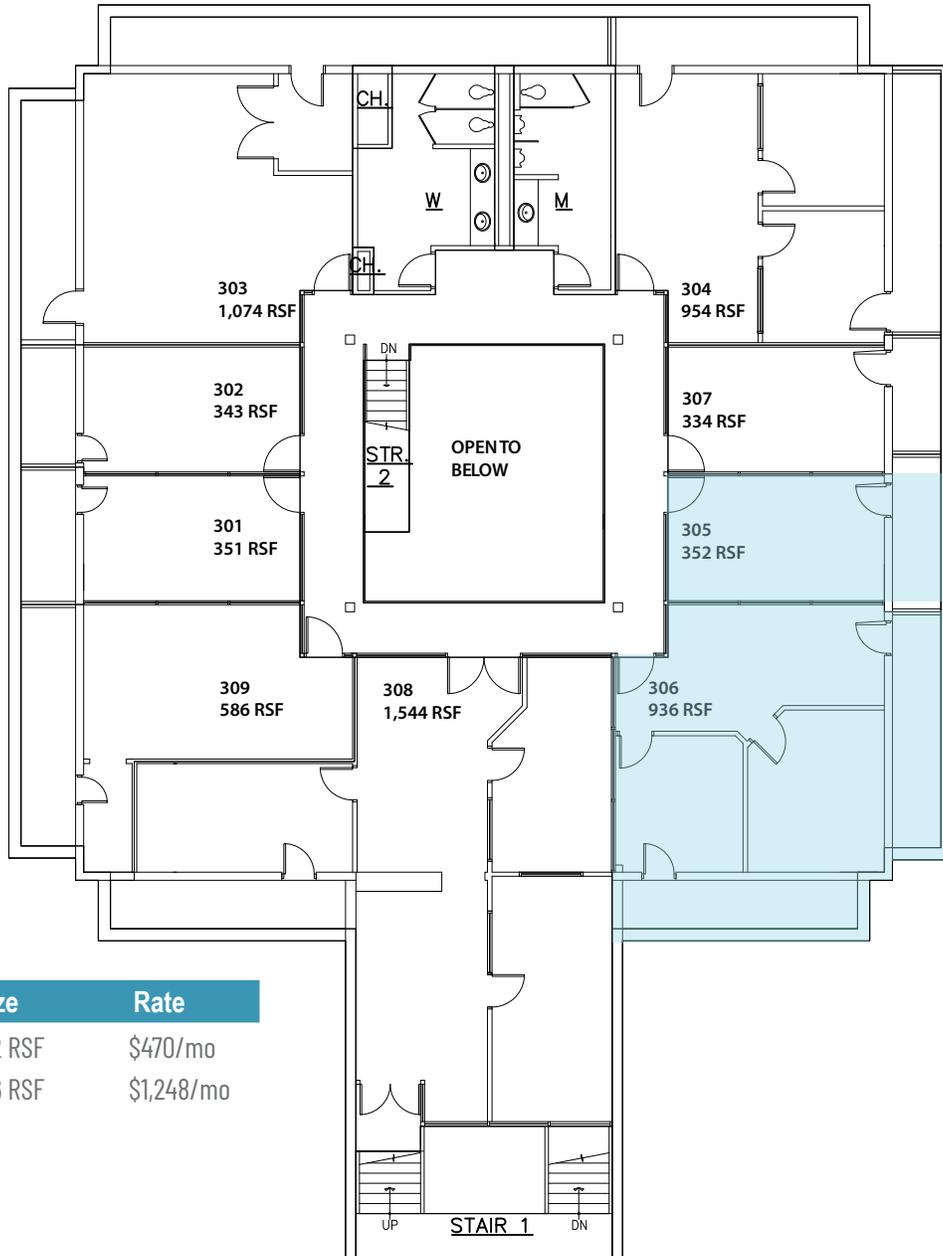
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Third Level



Available

Suite	Size	Rate
Suite 305	352 RSF	\$470/mo
Suite 306	936 RSF	\$1,248/mo

*Rates are for minimum 3 year lease

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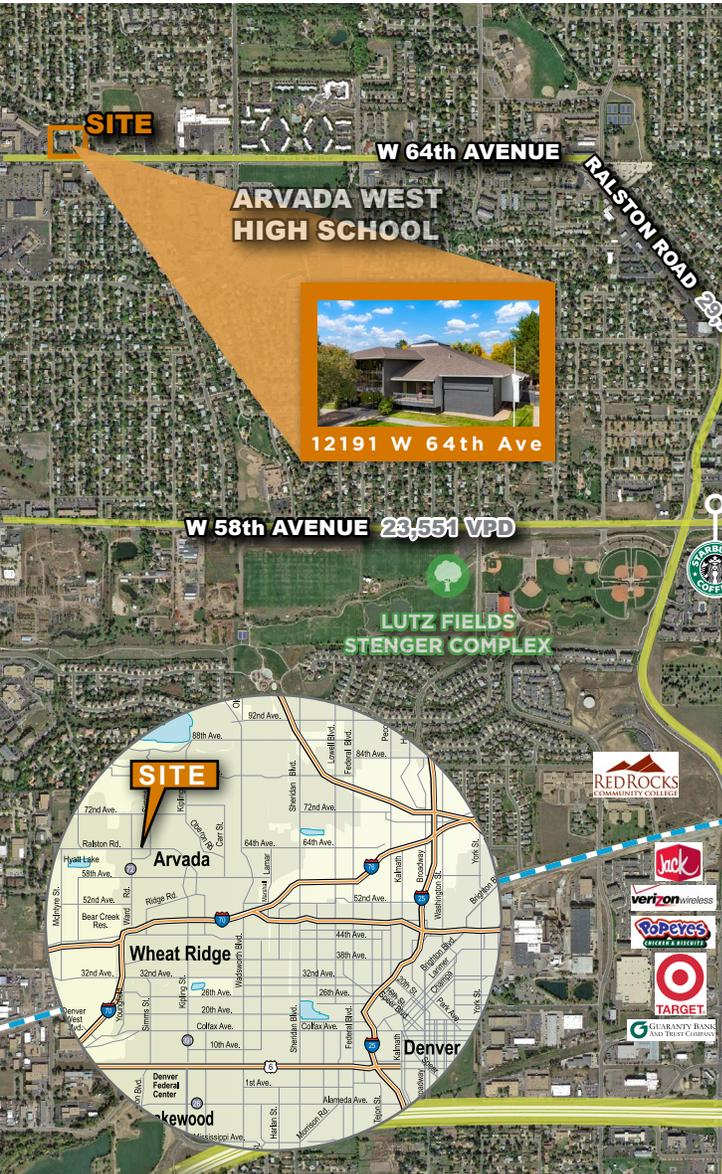
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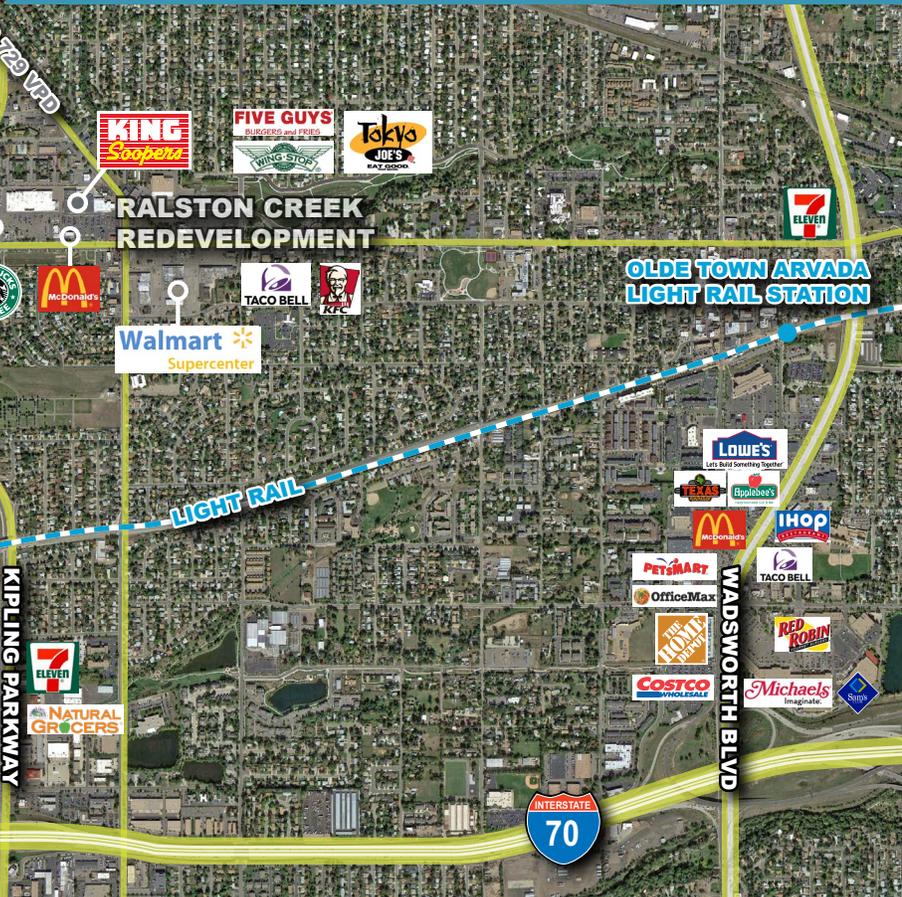
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Property Overview

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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