



ARVADA OFFICE SPACE FOR LEASE

Lease Rate: \$15.00-\$17.00/SF Modified Gross

Available Office Spaces From 246 SF - 1,147 SF

PROPERTY OVERVIEW:

Building Type:	Medical/Executive Office
Year Built:	1980
Year Updated:	Actively Renovated
Building Size:	30,737 SF

PROPERTY FEATURES:

- Inviting lobby with abundance of natural light
- Rare amenities such as gym, sauna, lockers and common area kitchenette & dining room
- Excellent space for client centric businesses
- Proximal to parks/open space, shops and highways
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

LEASE AND BUILDING HIGHLIGHTS:

Supreme Offices II offers an exceptional space for a plethora of professional tenants such as doctors, lawyers, accountants, stylists, therapists, trainers, tutors, masseuses and much more. The lease is a standard Modified Gross format which includes the majority of 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

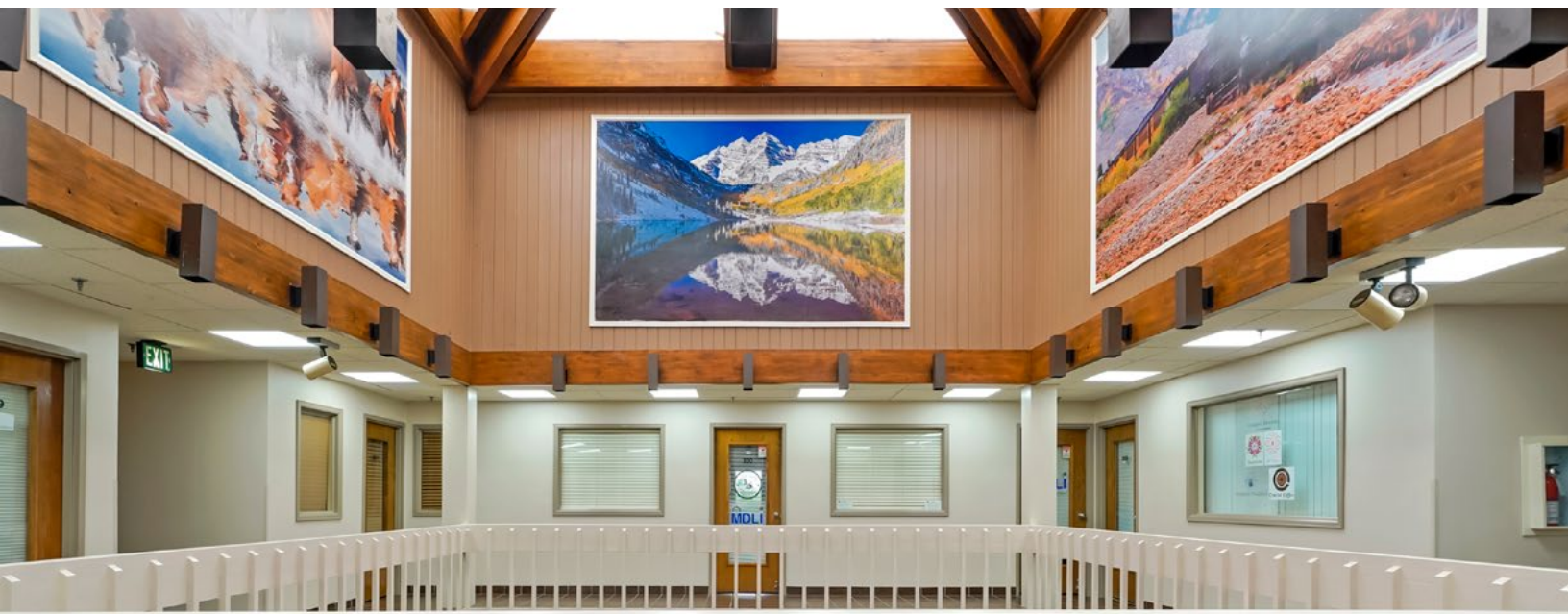
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Vice President

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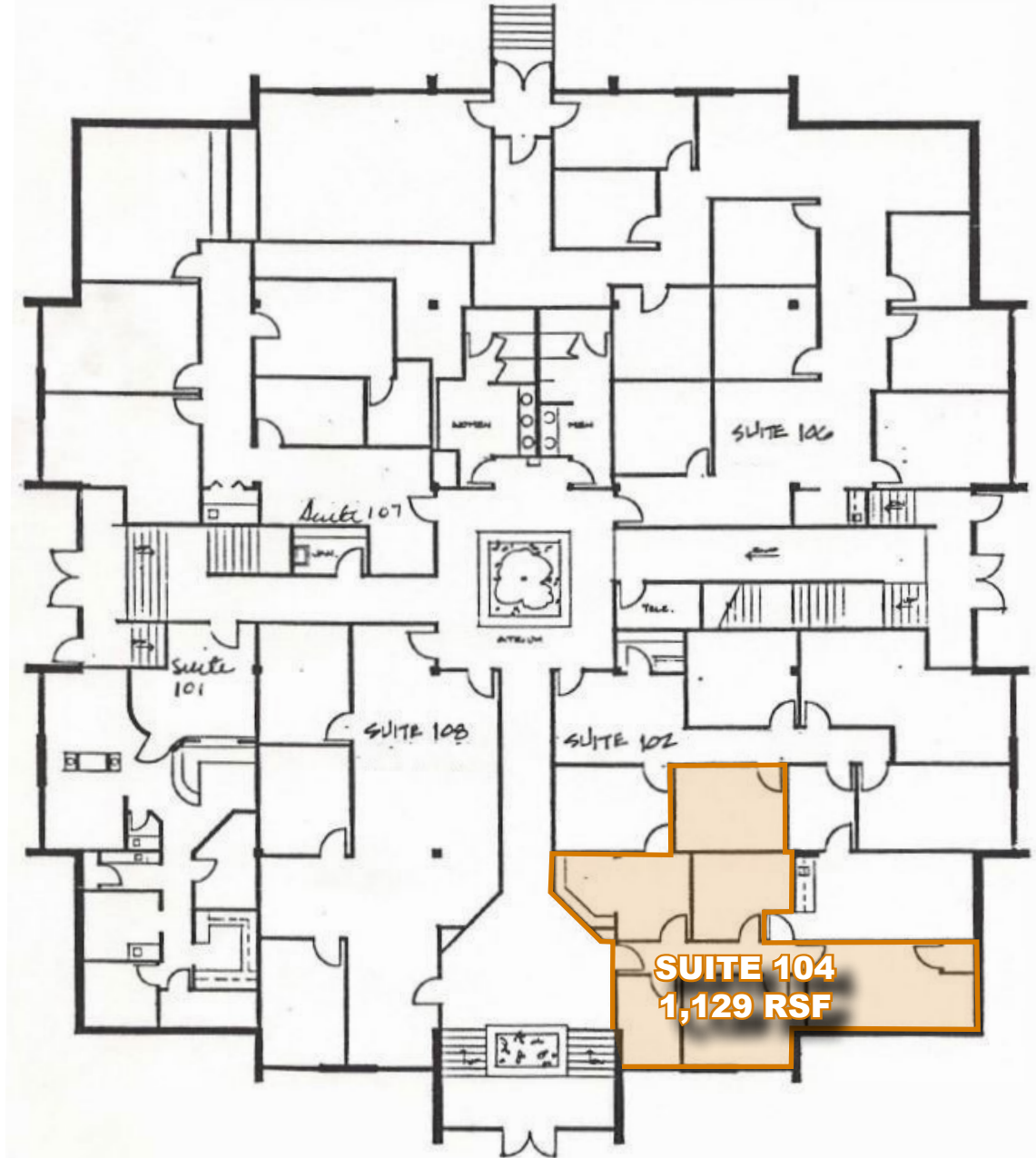
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Available Main Level Suites:

Suite 104 - 1,129 RSF



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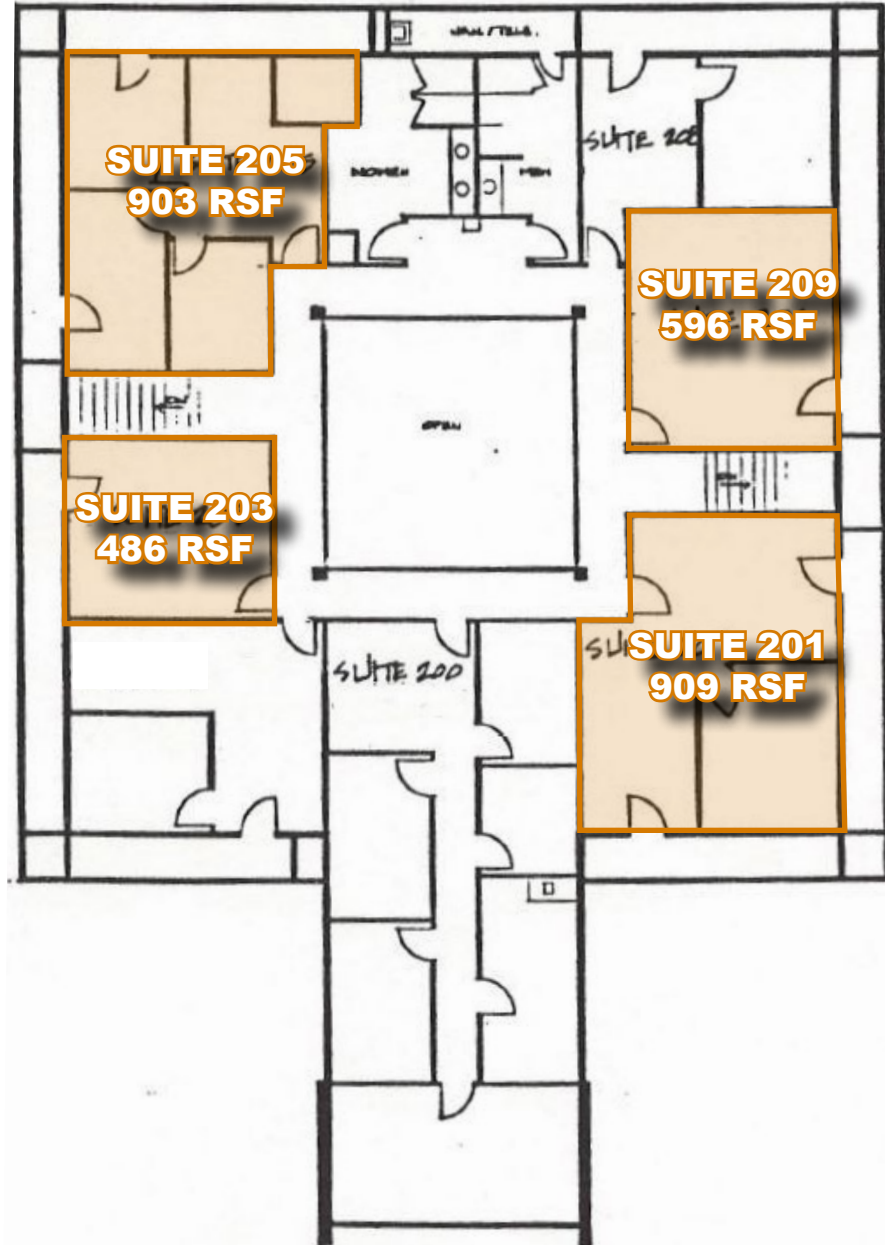
Available Upper Level Suites:

Suite 203 - 486 RSF

Suite 209 - 596 RSF

Suite 205 - 903 RSF

[Suite 201 - 909 RSF](#)



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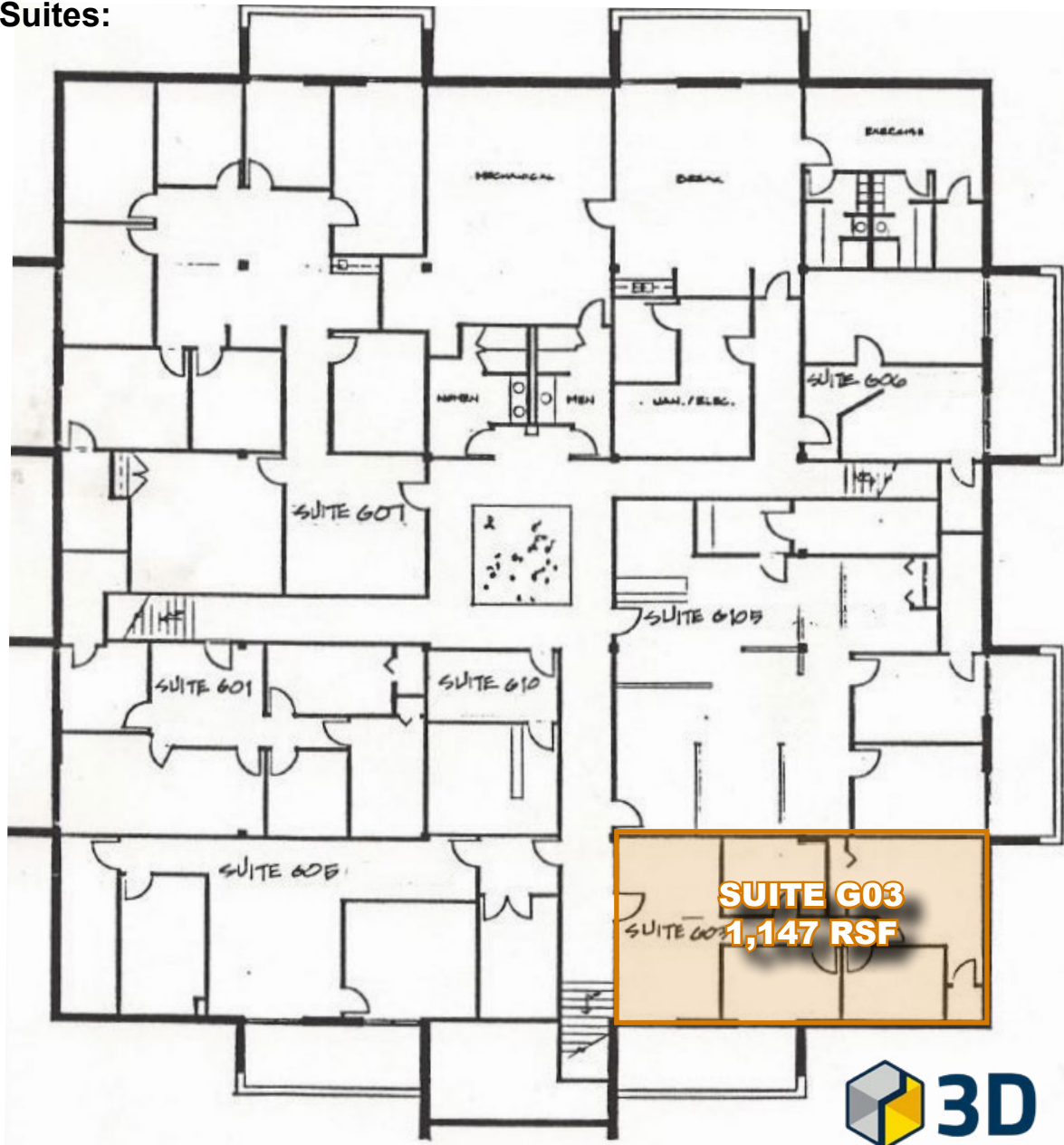
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Available Lower Level Suites:

[Suite G03 - 1,147 RSF](#)



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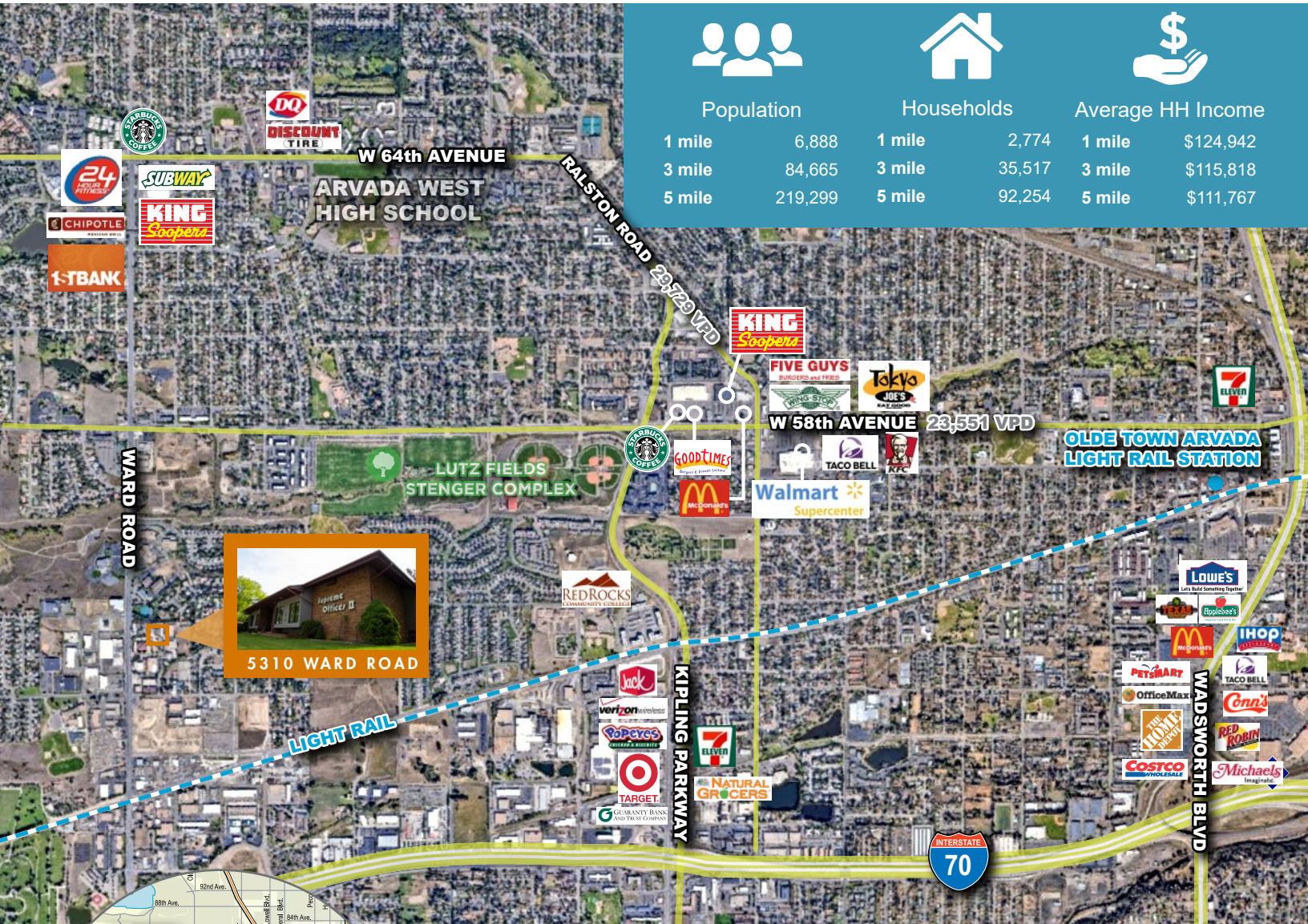
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AREA DESCRIPTION:

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.



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