

Parkside Center II

5275 Marshall St Arvada, CO 80002



FOR LEASE

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Property Description

Brand new office building ready for move in! Come tour today to see the spec suites. Close to local amenities like Chikfila, In-and-Out Burger, and Costco. Easily accessible right off I-70.

Offering Summary

Lease Rate:	\$22.00 SF/yr (Full Service)
Number of Units:	1
Available SF:	991 - 2,076 SF
Lot Size:	45,741 SF
Building Size:	11,000 SF

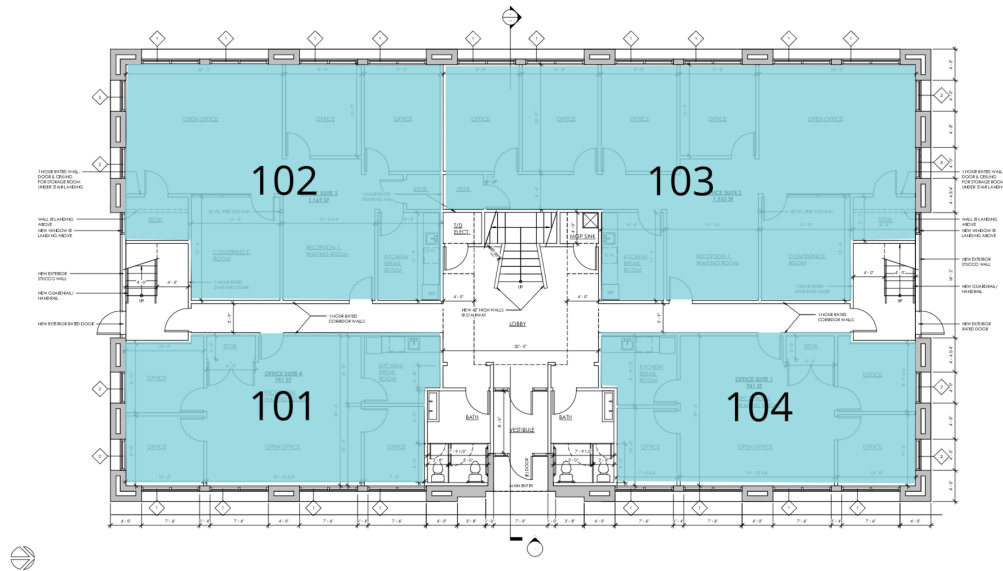
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	398	971	5,207
Total Population	835	2,079	11,077
Average HH Income	\$89,068	\$89,083	\$88,148

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Legend

Available

Lease Information

Lease Type: Full Service

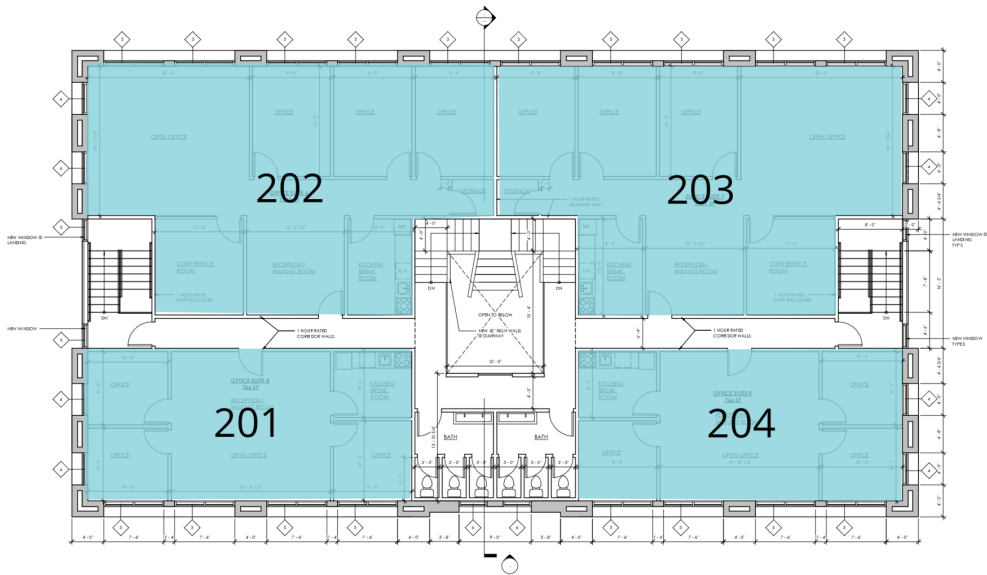
Total Space: 991 - 2,076 SF

Lease Term: Negotiable

Lease Rate: \$22.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 101	Available	991 SF	Full Service	\$22.00 SF/yr	-
Suite 102	Available	1,563 SF	Full Service	\$22.00 SF/yr	-
Suite 103	Available	2,076 SF	Full Service	\$22.00 SF/yr	-
Suite 104	Available	991 SF	Full Service	\$22.00 SF/yr	-



Legend

Available

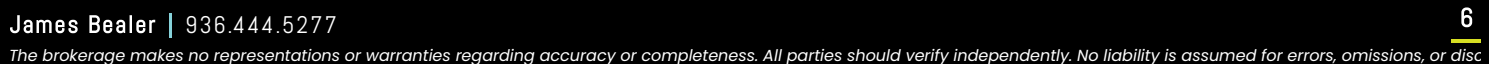
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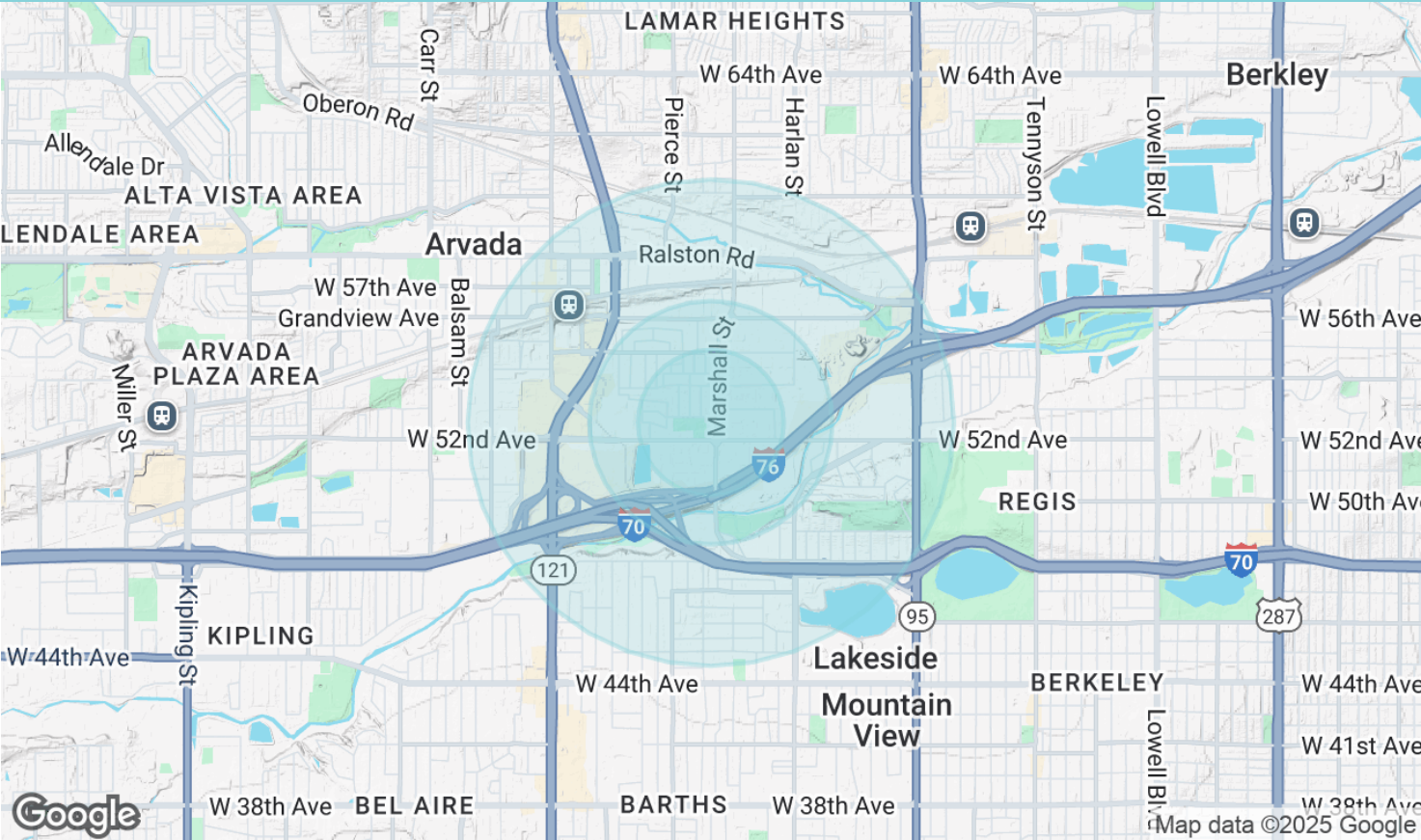
Suite	Tenant	Size	Type	Rate	Description
Suite 201	Available	1,024 SF	Full Service	\$22.00 SF/yr	–
Suite 202	Available	1,820 SF	Full Service	\$22.00 SF/yr	–
Suite 203	Available	1,820 SF	Full Service	\$22.00 SF/yr	–
Suite 204	Available	1,024 SF	Full Service	\$22.00 SF/yr	–

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	835	2,079	11,077
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	41	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	398	971	5,207
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$89,068	\$89,083	\$88,148
Average House Value	\$467,649	\$471,479	\$605,404

Demographics data derived from AlphaMap