



## ARVADA OFFICE SPACE FOR LEASE

**LEASE RATE: \$314 - \$1,329 / MONTH**

Office Space: 251 - 839 SF

### PROPERTY OVERVIEW:

<b>Building Type:</b>	<b>Medical/Executive Office</b>
<b>Year Built:</b>	<b>1986</b>
<b>Year Updated:</b>	<b>Actively as-needed</b>
<b>Building Size:</b>	<b>10,349 SF</b>
<b>Office Park:</b>	<b>Aspen Business Park</b>

### PROPERTY FEATURES:

- Actively renovated and attractive office features
- Excellent frontage on Ward Rd vs other buildings in complex
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

### LEASE AND BUILDING SERVICES:

The building is pristinely maintained and offers modern spaces for tenants while fronting busy Ward Road. The lease is a standard Modified Gross format which includes 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

[KLenz@PinnacleREA.com](mailto:KLenz@PinnacleREA.com)

**COREY SANDBERG**

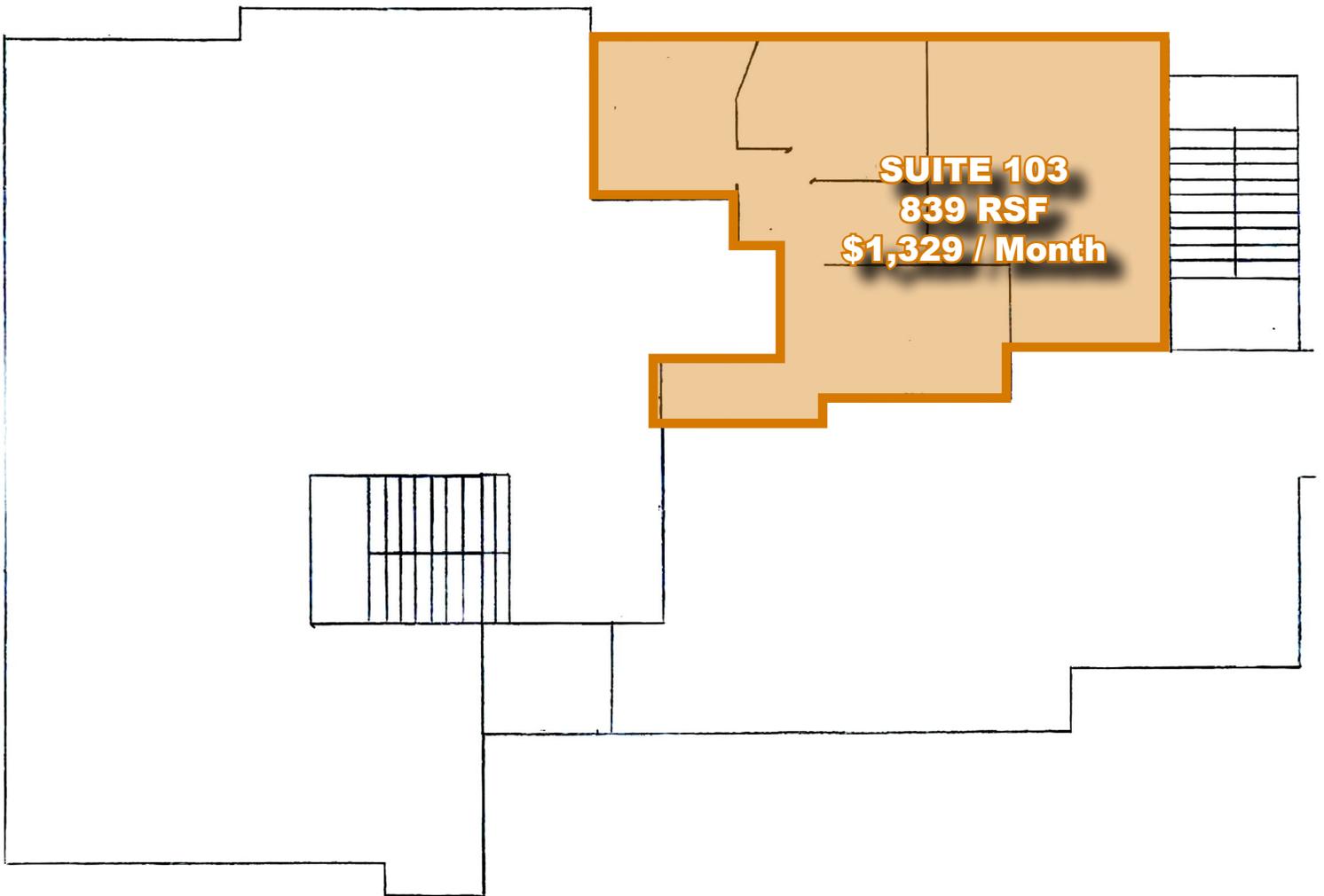
**Vice President**

303.407.9784

[CSandberg@PinnacleREA.com](mailto:CSandberg@PinnacleREA.com)

**First Floor**

839 RSF Available: \$1,329 / Month



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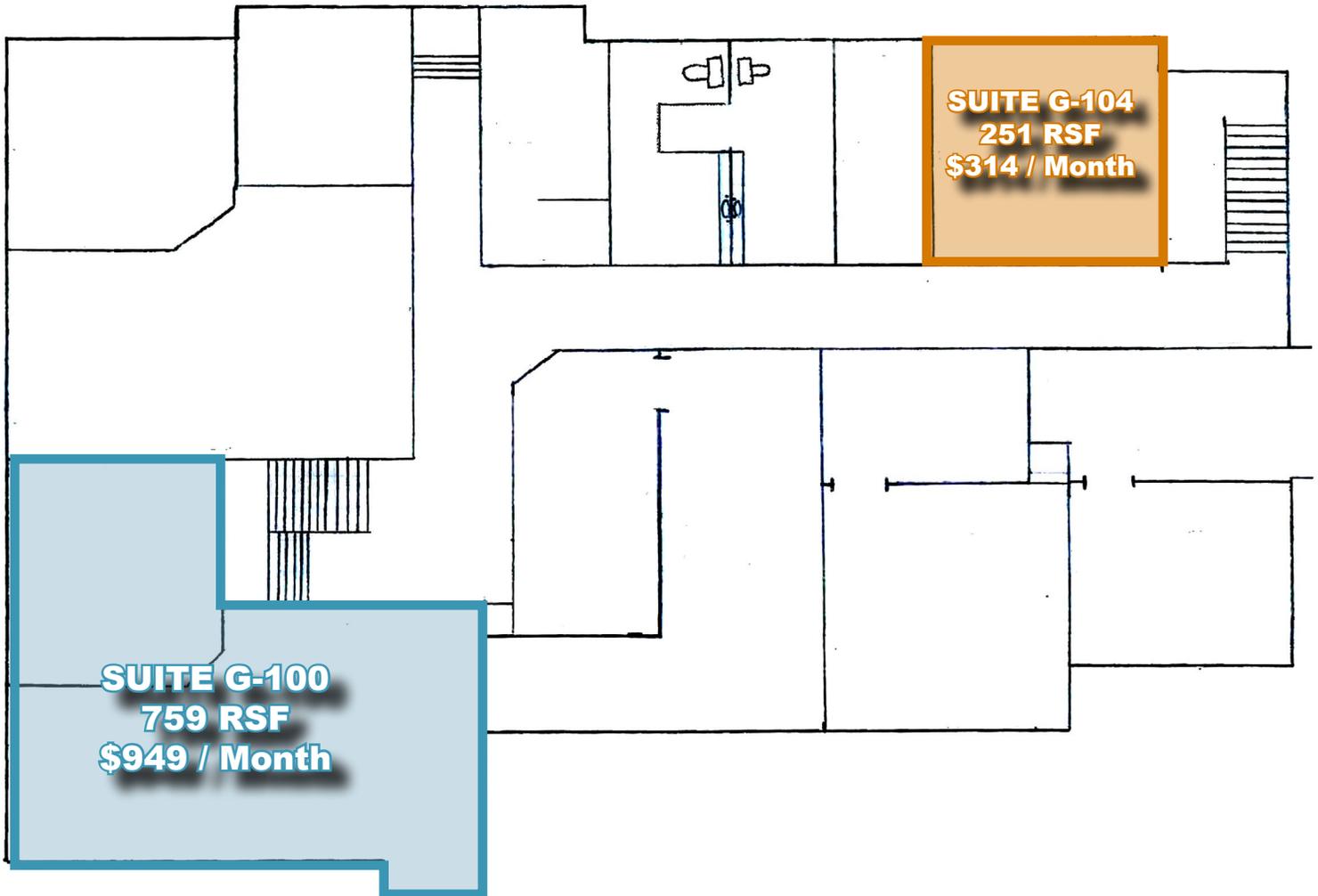
**Pinnacle Real Estate Advisors, LLC**

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

**Ground Floor**

759 RSF Available: \$949 / Month

251 RSF Available: \$314 / Month



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**Suite 103 - Available Today!**



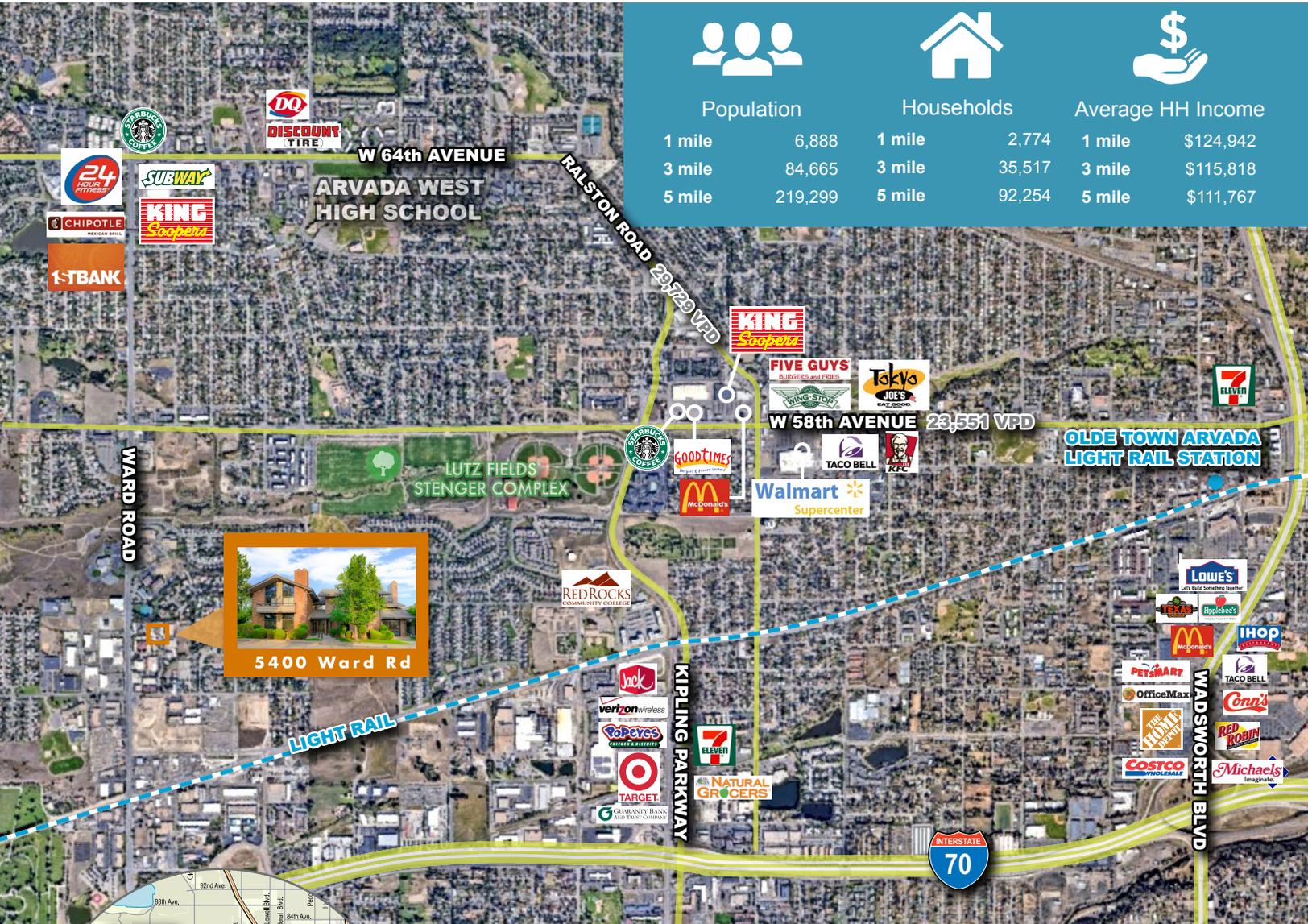
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**AREA DESCRIPTION:**

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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