

# For Lease Medical/General Office Building | Now Available For Lease

12001 West 63rd Place, Arvada, Colorado 80004

For Lease \$11.00 NNN



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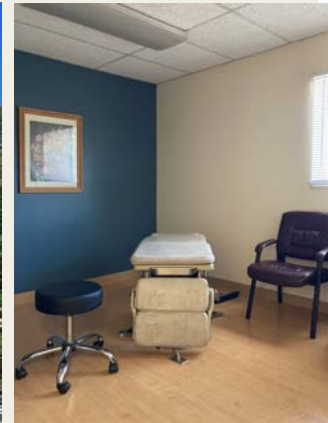
**Asking price:** \$11.50psf + NNN

**Space Size:** 4,210 sf

Ralston Valley Medical Center, a medical/office building located at **12001 W 63rd Pl** in Arvada, Colorado, is being offered for Lease. Space is on the main floor with easy access. Available unit is currently built out as medical. There is a sheltered ramp on the east side of the building, and ample on-site parking. For further information, please do not hesitate to give one of our helpful seasoned commercial brokers a call.

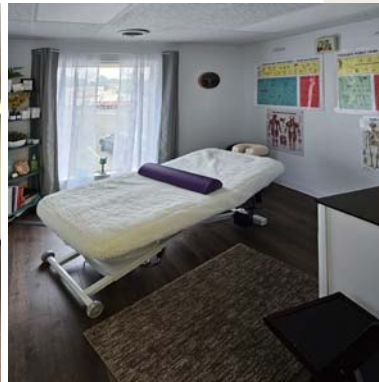
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Arvada is steeped in Colorado history. Established in 1870 with 100 citizens, it now boasts roughly 123,436 according to the latest 2022 data from the US census. Its roots however traces back to June of 1850 when Lewis Ralston struck gold becoming the first documented strike that led to the Gold Rush of 1859 in Colorado. Arvada was also the birthplace of the King Soopers chain, with Lloyd J. King opening his first grocery store in 1947. Arvada has shown throughout its long history that this city finds those veins of wealth yearly.



- ▶ Multi-tenanted building
- ▶ New roof, HVAC system installed in 2021
- ▶ Ample parking (3.37/1,000 sf)



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*Please call one of our professional commercial brokers for more information about this special investment opportunity.*

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12001RVDA - 101023

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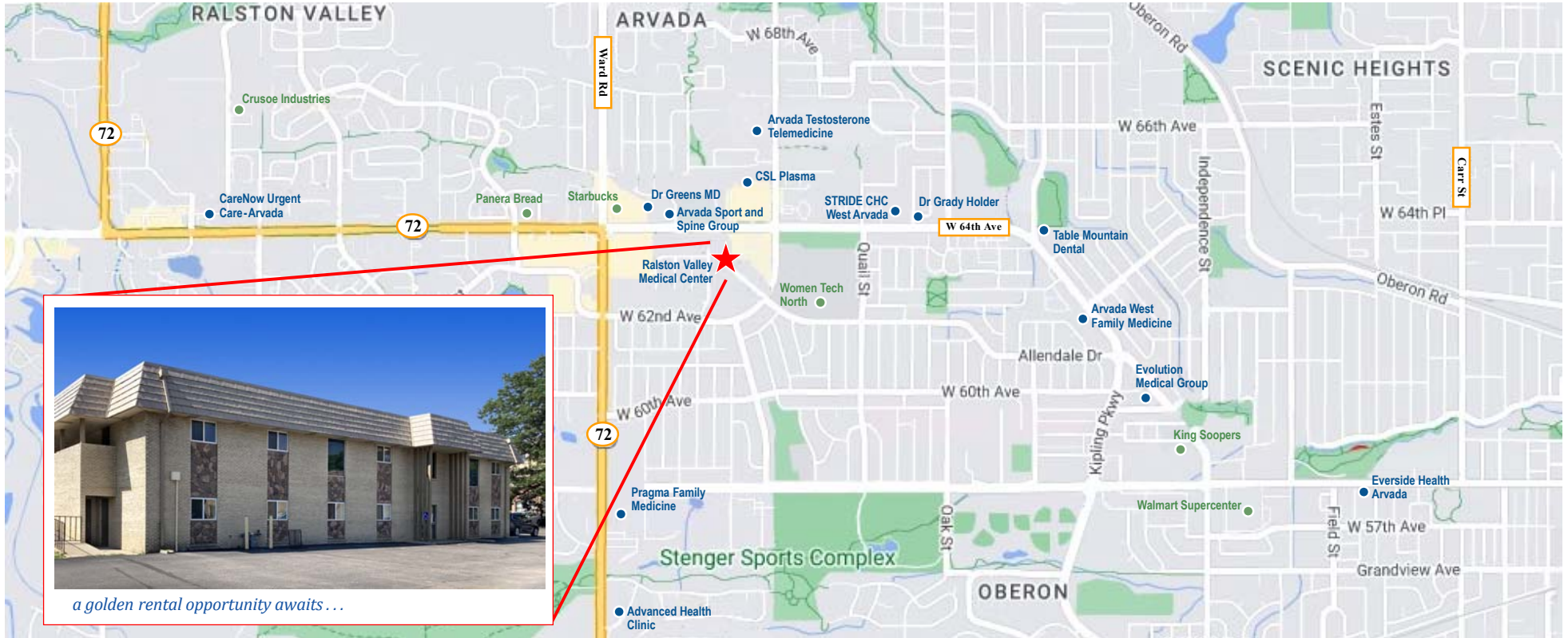
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*a golden rental opportunity awaits...*

Disclaimer: the enterprises noted here are simply an approximation of their location