

# 5511 W 56TH AVENUE

Arvada, Colorado 80002



## PROPERTY FEATURES

- Great Location at I-76 and Sheridan Blvd.
- Walking distance to Light Rail
- Walking distance to Ralston Creek Trail
- Spacious lobby with elevator
- Open layout, high ceilings, and lots of natural light

## PROPERTY SPECIFICATIONS

<b>Suite 240</b>	<b>2,800 RSF</b>
<b>Lease Rate:</b>	<b>\$18.75 FSG</b>
<b>Building Size:</b>	<b>27,518 SF</b>
<b>Year Built:</b>	<b>2008</b>
<b>Parking Ratio:</b>	<b>3/1,000 SF</b>

## FOR MORE INFORMATION CONTACT:

### WILLIAM NETWAL

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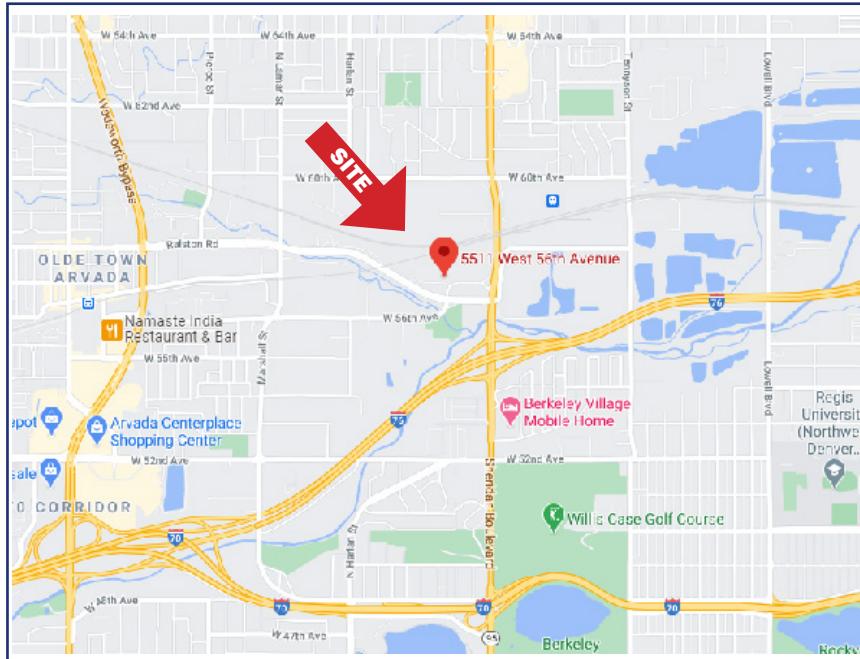
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