



**5280-5310 Vivian Street**

Arvada, CO

## Flex Office for Sale or Lease

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[Property Info & Gallery](#)

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For Sale	17,408 sq. ft.
Sale Price	\$2,611,200 (\$150 / sq. ft.)
For Lease	5,344 - 17,408 sq. ft.
Lease Rate / sq. ft.	\$10.00 NNN
Expenses / sq. ft.	\$5.20*

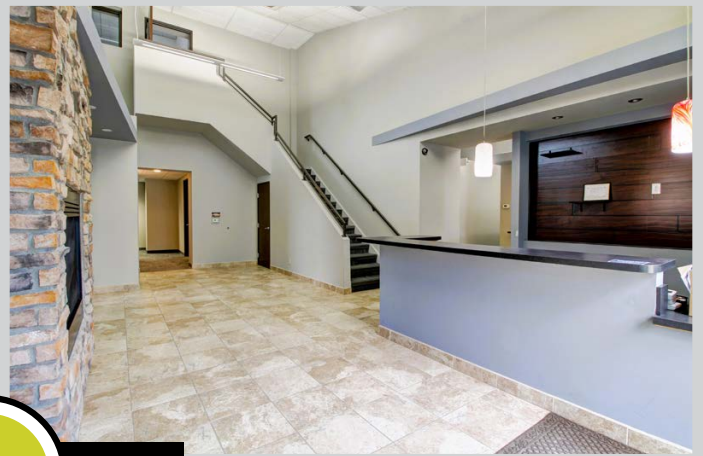
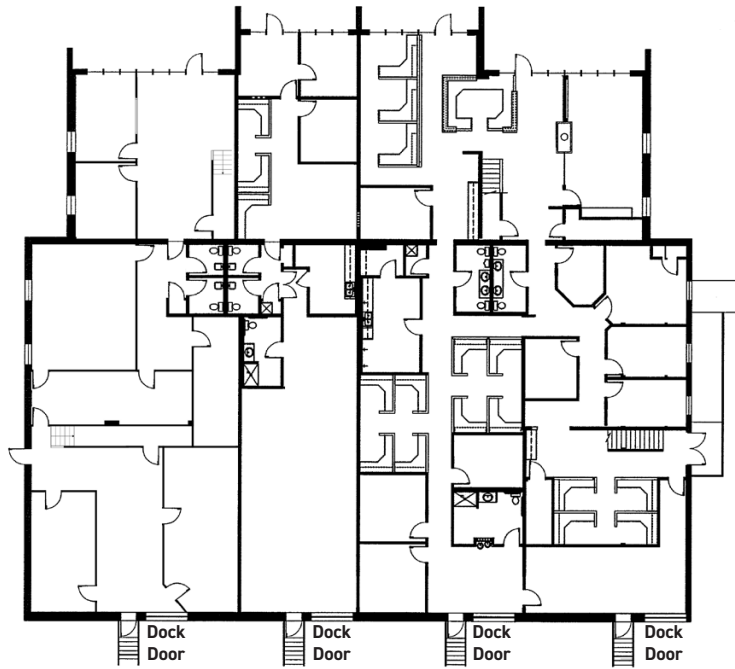
*\*Not Including Utilities*

- Flex Office Building for Lease or Sale with High Quality Finishes Throughout
- Mix of Open & Private Office Areas with Soaring Vaulted Ceilings, Multiple Breakrooms, & Restrooms with Separate Showers
- 4 Dock-High Loading Doors & Approx. 2,000 sq. ft. of Warehouse with Fenced Outdoor Storage & Additional Storage Mezzanine Not Included in sq. ft.
- With 4 Separate Entrances, the Building May Be Demised to Approximately 5,344 sq. ft. or 8,704 sq. ft.

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1st Floor

VIVIAN STREET



VIDEO



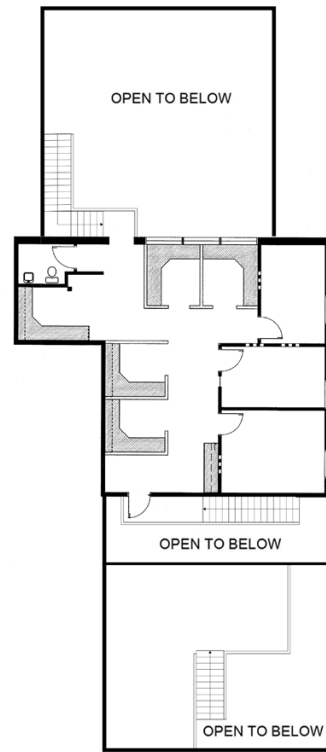
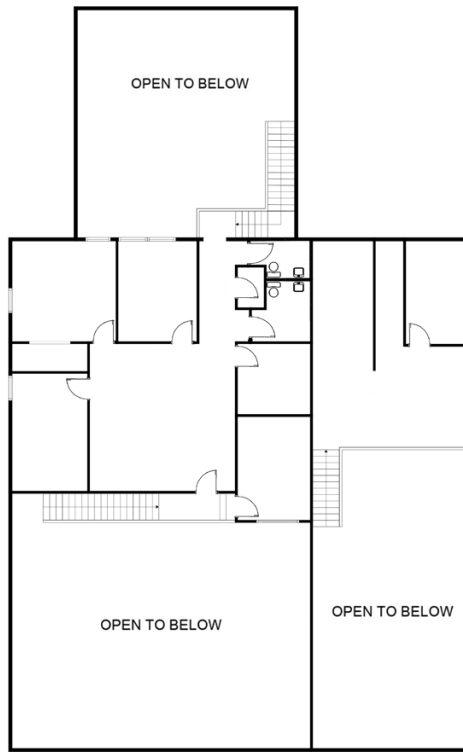
TOUR



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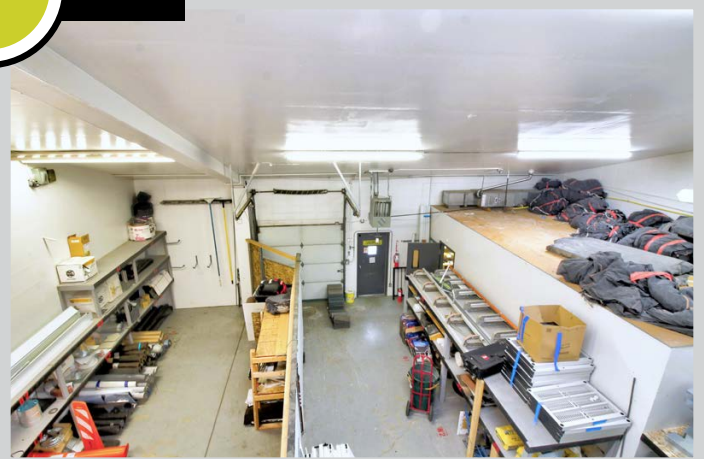
## 2nd Floor



VIDEO



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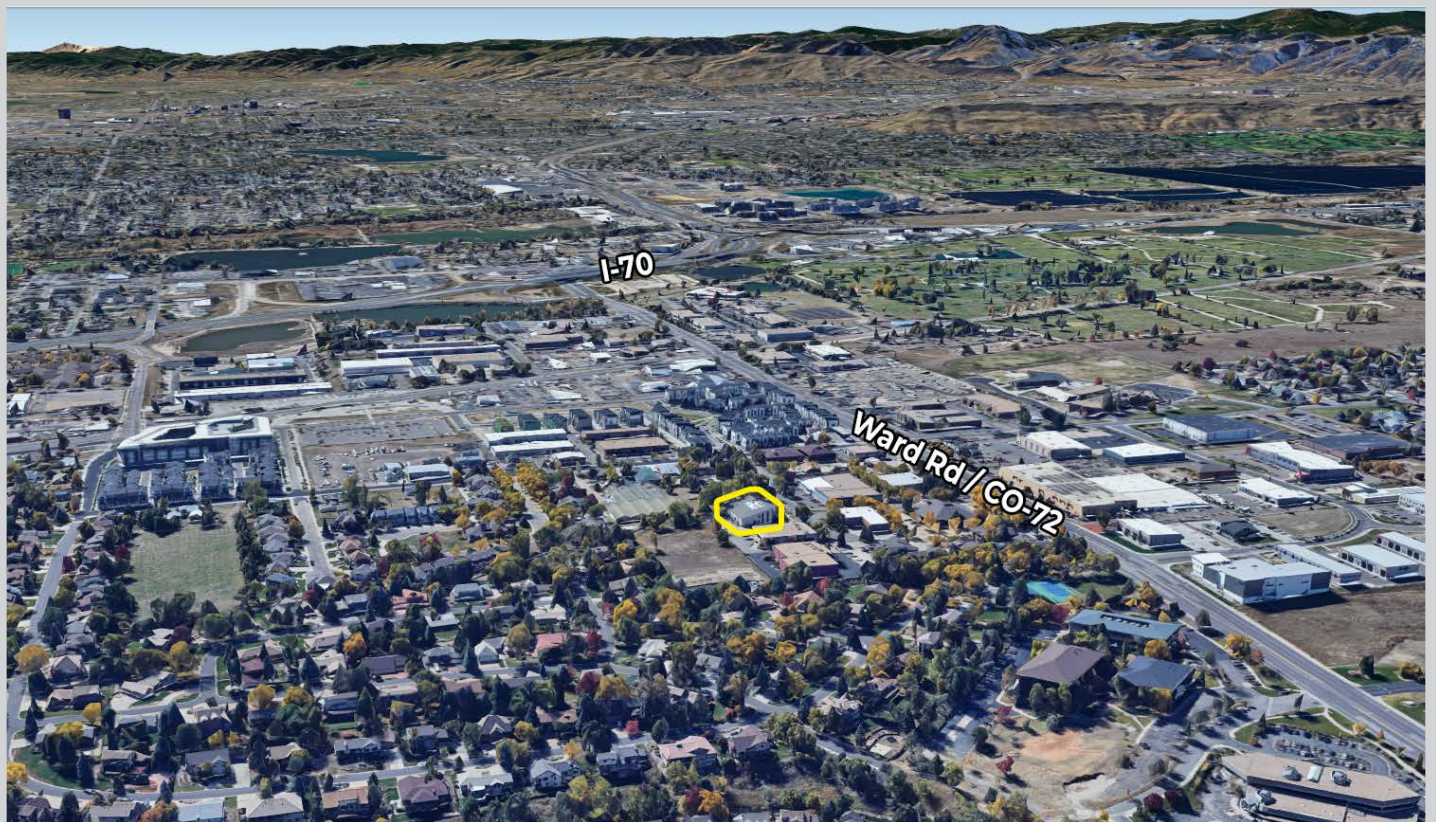




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