

# @5 the Square at Five Parks

your neighborhood hub

8560 & 8565 Five Parks Drive, Arvada, CO 80005

13741, 13767, & 13825 West 85th Drive, Arvada, CO 80005



Did you know the Village of Five Parks in NW Arvada has its own downtown? The first three buildings at The Square at Five Parks were built along with the neighborhood to provide our local community with convenient essentials close to home! This neighborhood hub is a mixed-use center with five buildings, two courtyard areas with public art, and two private parking lots.

The Square is home to more than 15 local businesses including restaurants, medical offices, pet care, spa services, and more. We also have 9 loft apartments at The Square, boasting large open concept living spaces, private patios, wood floors, in-unit laundry, and access to the local community amenities.



**Lease Rate:** \$34/RSF/YR

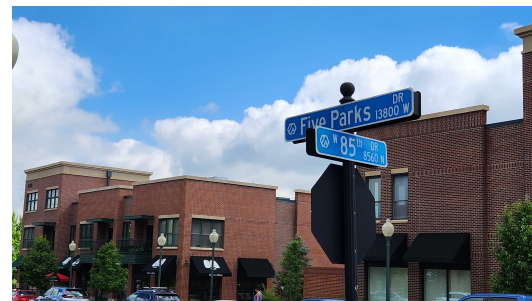
**Lease Type:** Modified Gross

**Lease Term:** 3 year minimum

**Parking:** Shared surface lot

**Zoning:** Mixed-Use Neighborhood

**Year Built:** 2009



To learn more about The Square and see reports about the surrounding area, check out our Interactive Brochure!





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## Available Spaces

Suite	Size	Rate	Term	Type	Available	Tenant
4-230	795 RSF (662 USF)	\$34.00/RSF/YR	3 year minimum	Office	Now	Vacant

The Square is surrounded by established, high-income residential neighborhoods that are currently experiencing growth. The northwest side of Arvada offers beautiful views of the mountains, nearby access to Standley Lake and multiple parks, and easy access to other convenient businesses and services at Candelas.

Situated on the south side the intersection of 86th Pkwy. & Five Parks Drive, this neighborhood hub gets great drive-by and foot traffic, and has convenient access due to the stoplight.

The Square at Five Parks includes a unique mix of businesses that provide essential goods and services close to home for the local community.



Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,336	42,923	134,129
Total Units	1,195	17,138	56,077
Median Income	\$98,307	\$83,162	\$69,793

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