



ARVADA OFFICE SPACE FOR LEASE

Lease Rate: \$18/SF - \$20/SF Modified Gross

Available Office Space: 292 SF - 1,535 SF

PROPERTY OVERVIEW:

Building Type:	Medical/Executive Office
Year Built:	1980
Year Updated:	Actively Renovated
Building Size:	30,737 SF

PROPERTY FEATURES:

- Inviting lobby with abundance of natural light
- Rare amenities such as gym, sauna, lockers and common area kitchenette & dining room
- Excellent space for client centric businesses
- Proximal to parks/open space, shops and highways
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

LEASE AND BUILDING HIGHLIGHTS:

Supreme Offices II offers an exceptional space for a plethora of professional tenants such as doctors, lawyers, accountants, stylists, therapists, trainers, tutors, masseuses and much more. The lease is a standard Modified Gross format which includes the majority of 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

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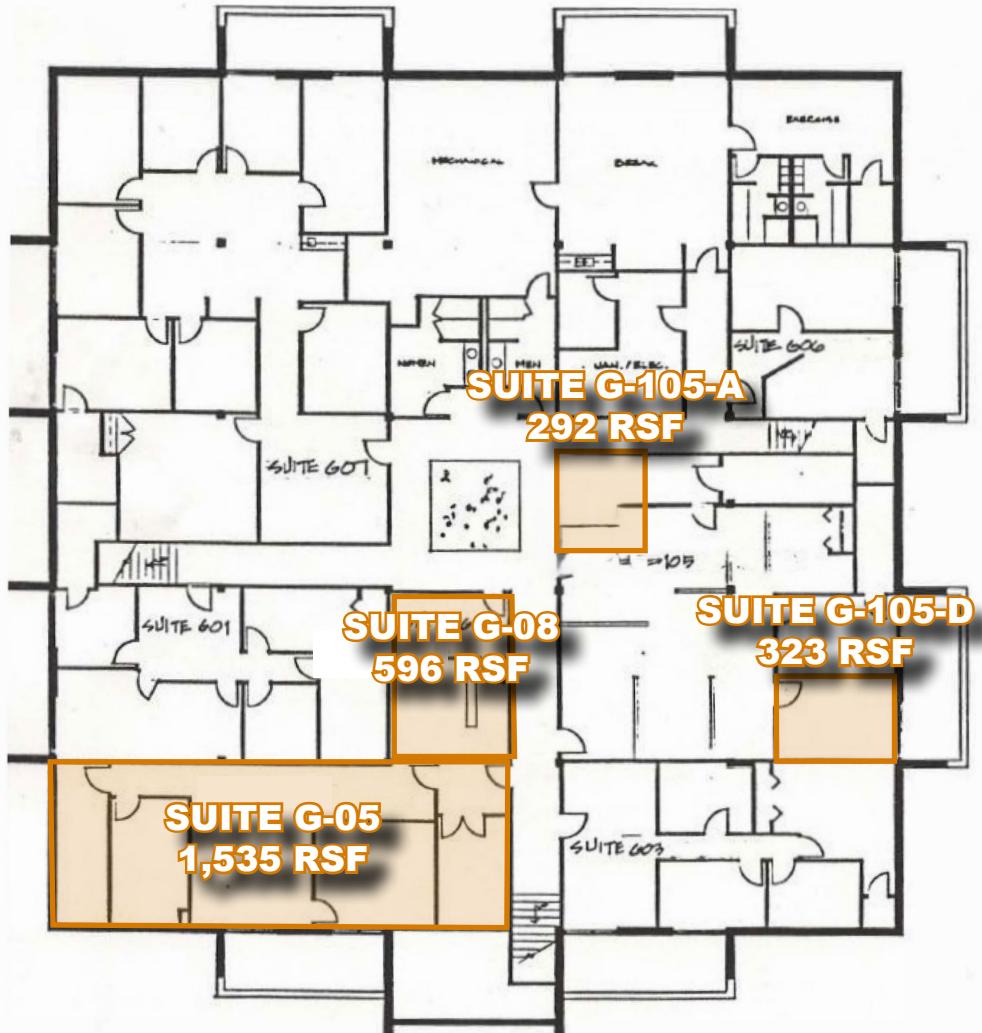
COREY SANDBERG

Vice President

303.407.9784

CSandberg@PinnacleREA.com

Available Suites



Suite	Size	Rate
<u>Suite G-05</u>	1,535 RSF	\$2,300/Mo
<u>Suite G-08</u>	596 RSF	\$919/Mo
<u>Suite G-105-A</u>	292 RSF	\$486/Mo
<u>Suite G-105-D</u>	323 RSF	\$538/Mo

Click link to see suite pictures!

For more information, please contact:

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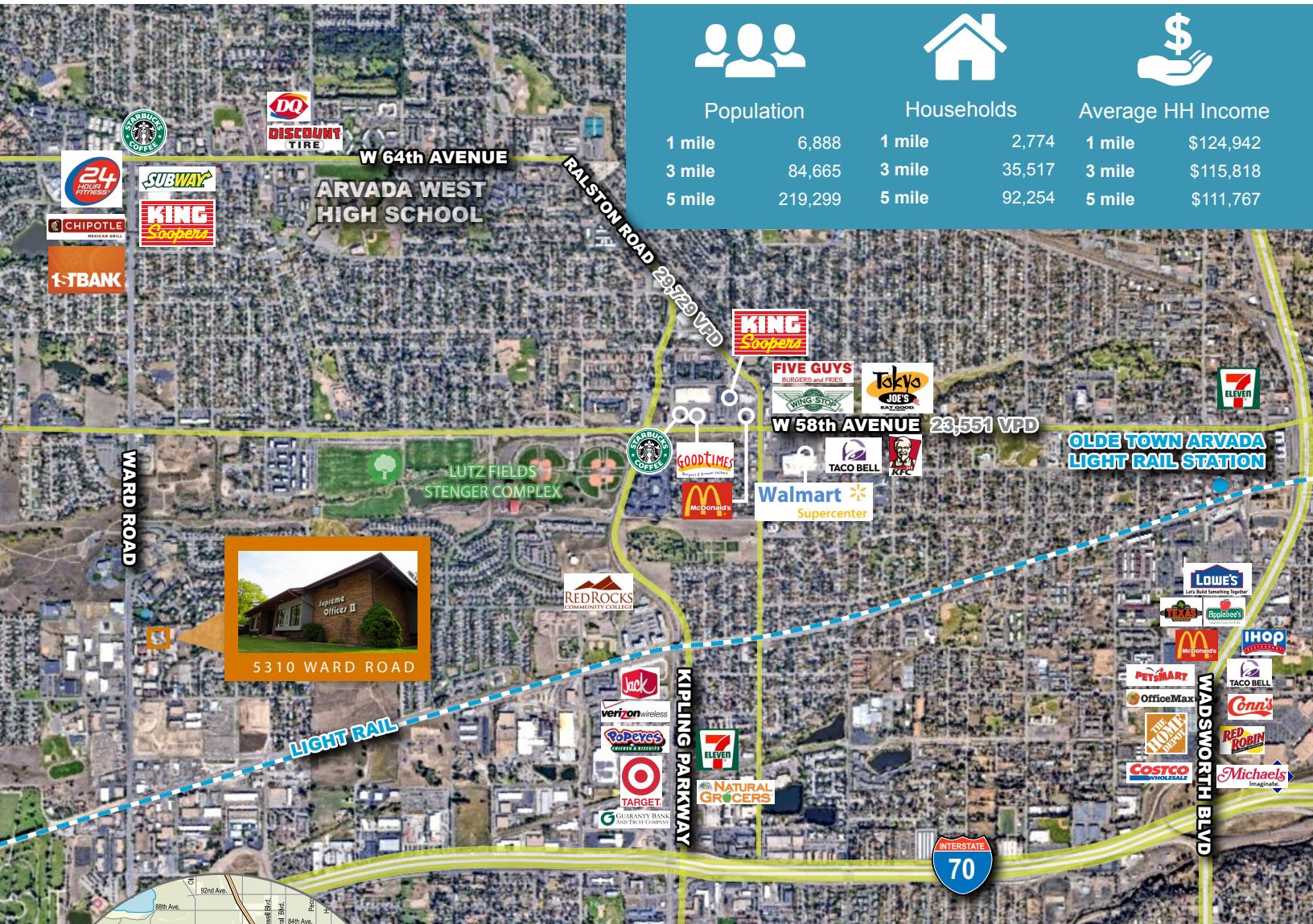
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AREA DESCRIPTION:

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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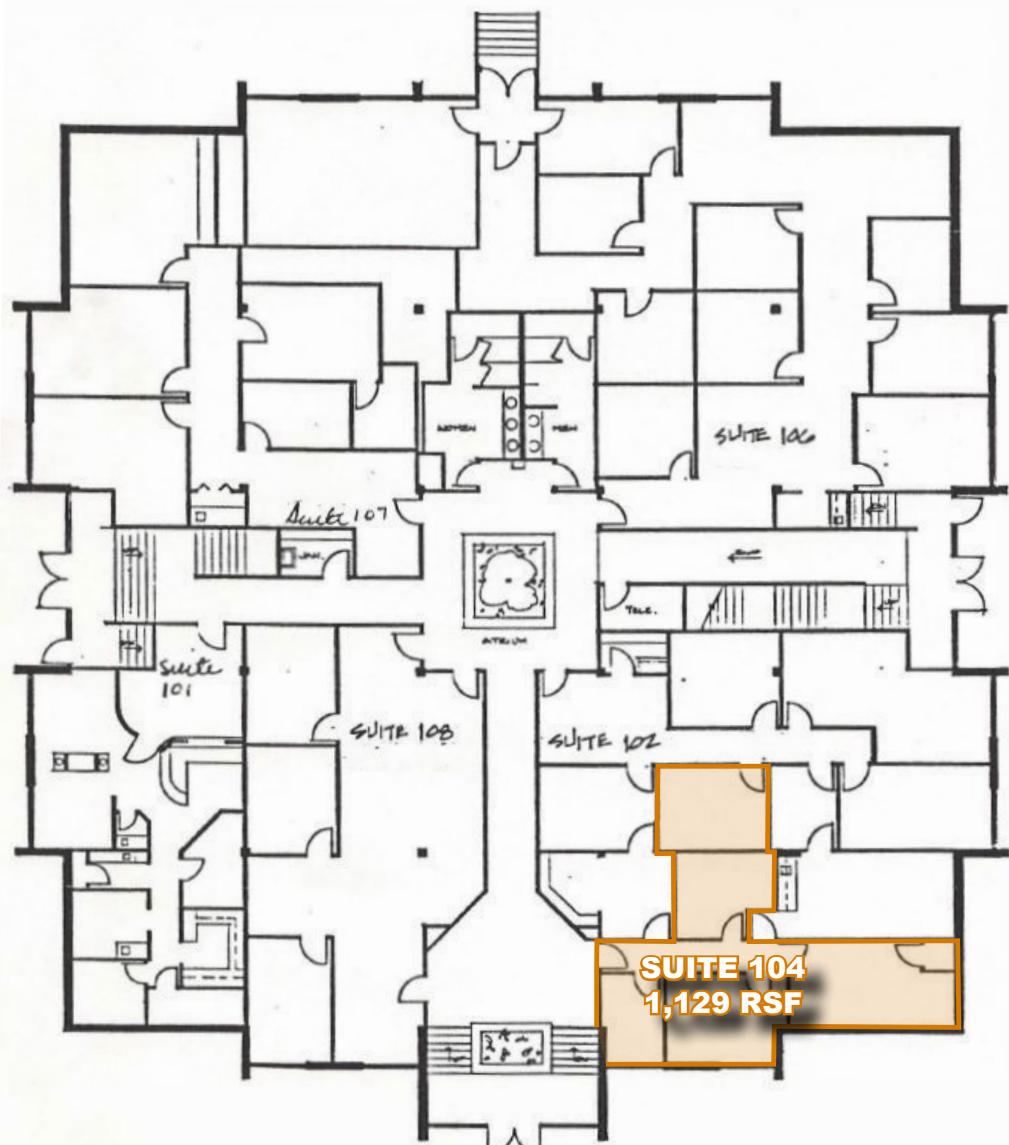
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Available Main Level Suites:



Available

Suite	Size	Rate
<u>Suite 104</u>	1,129 RSF	\$1,690/Mo or Negotiable

Click link to see suite pictures!

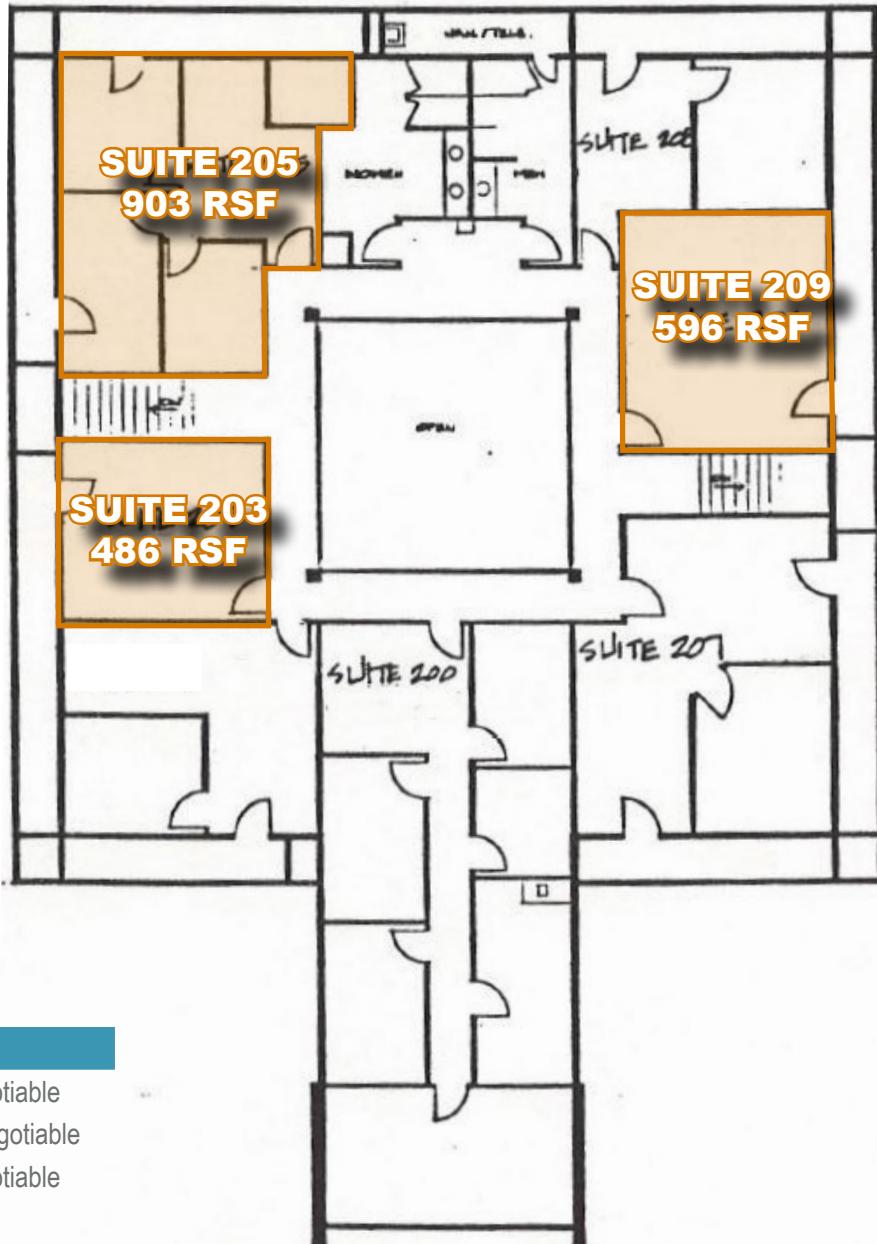
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Available

Suite	Size	Rate
<u>Suite 203</u>	486 RSF	\$575/Mo or Negotiable
<u>Suite 205</u>	903 RSF	\$1,060/Mo or Negotiable
<u>Suite 209</u>	596 RSF	\$695/Mo or Negotiable

Click link to see suite pictures!

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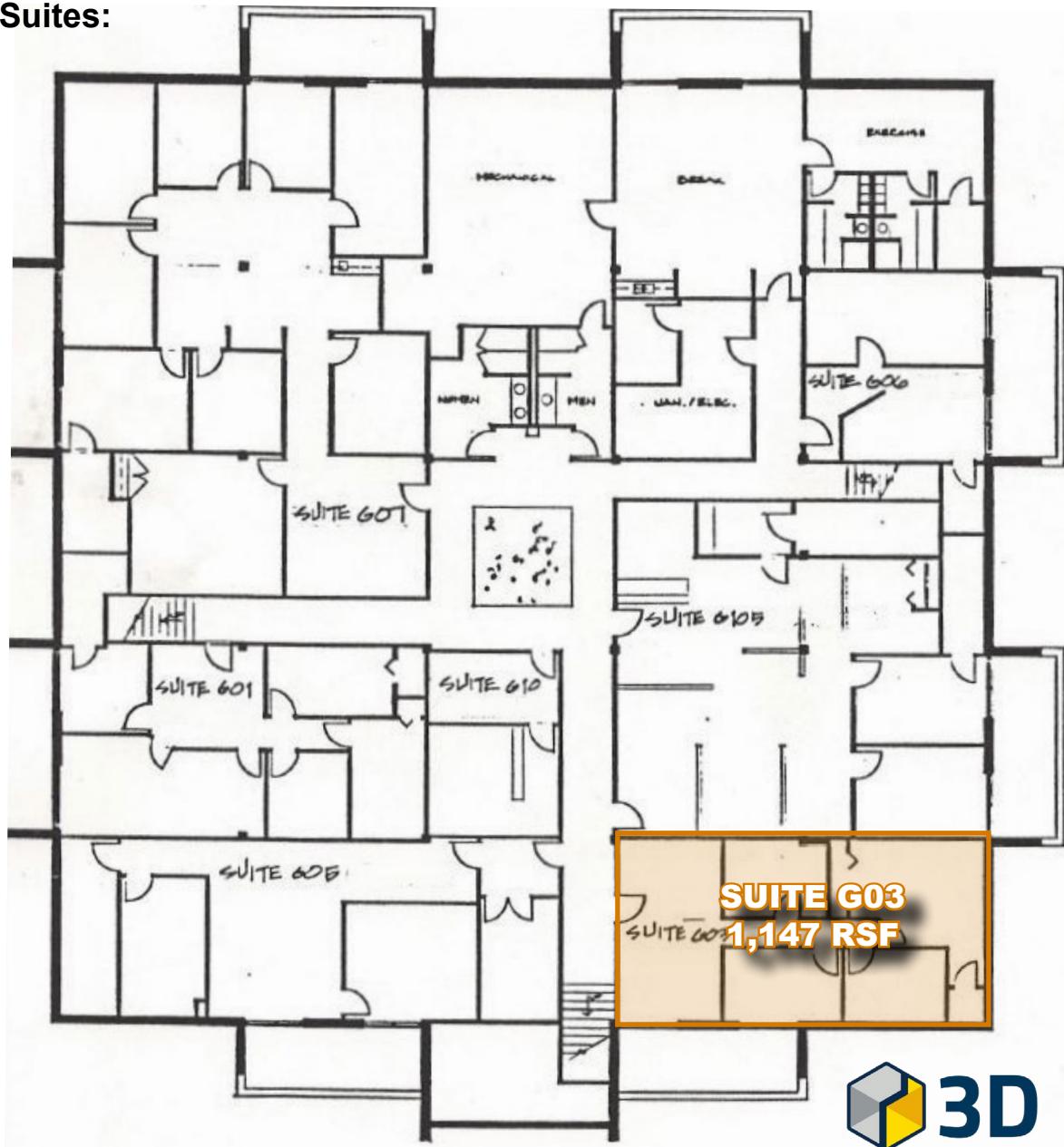
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Available Lower Level Suites:

[Suite G03 - 1,147 RSF](#)



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