



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

303.962.9563

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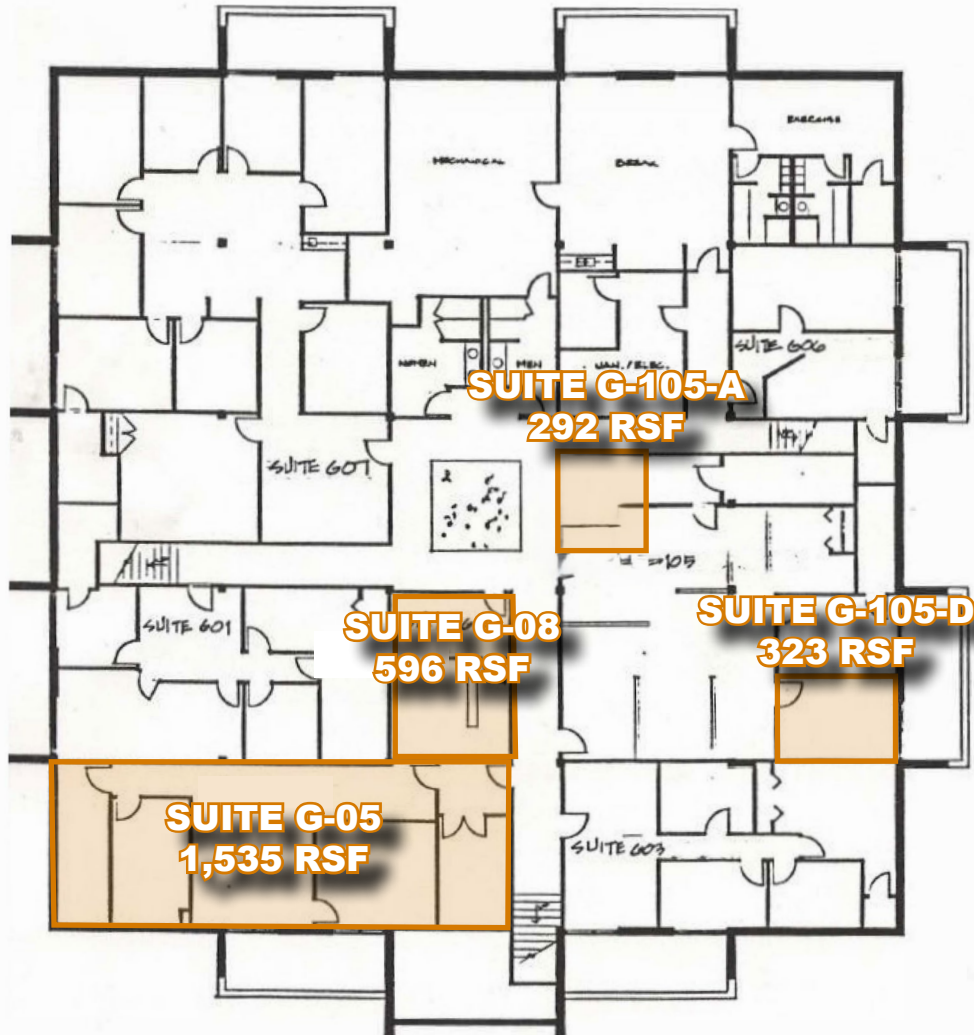
COREY SANDBERG

Vice President

303.407.9784

CSandberg@PinnacleREA.com

Available Suites



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

[Click link to see suite pictures!](#)

For more information, please contact:

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FOR LEASE

5310 Ward Road, Supreme Offices II

Arvada, Colorado 80002

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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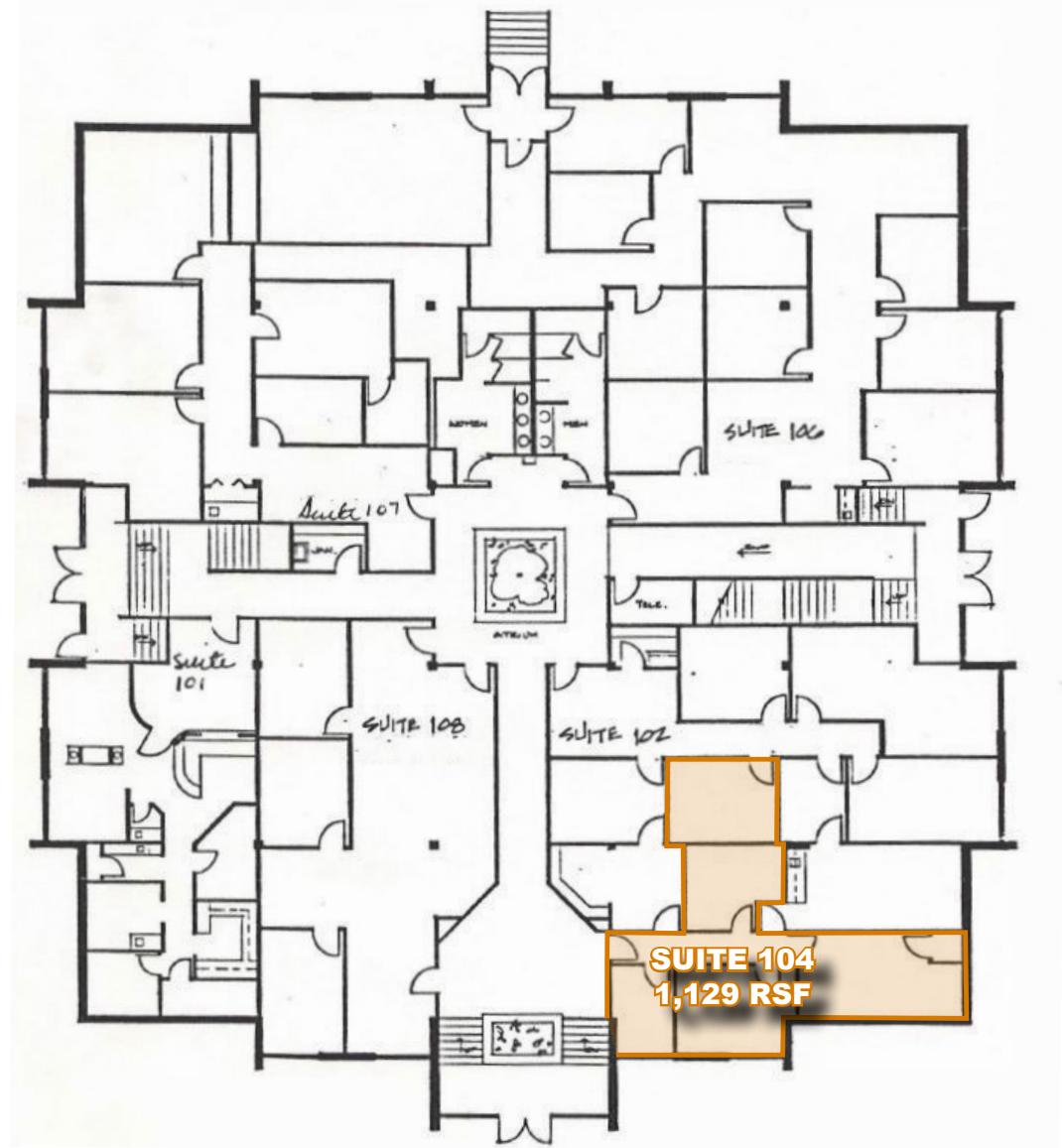
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Available Main Level Suites:



Available

| Suite | Size | Rate |
|---------------------------|-----------|--------------------------|
| Suite 104 | 1,129 RSF | \$1,690/Mo or Negotiable |

Click link to see suite pictures!

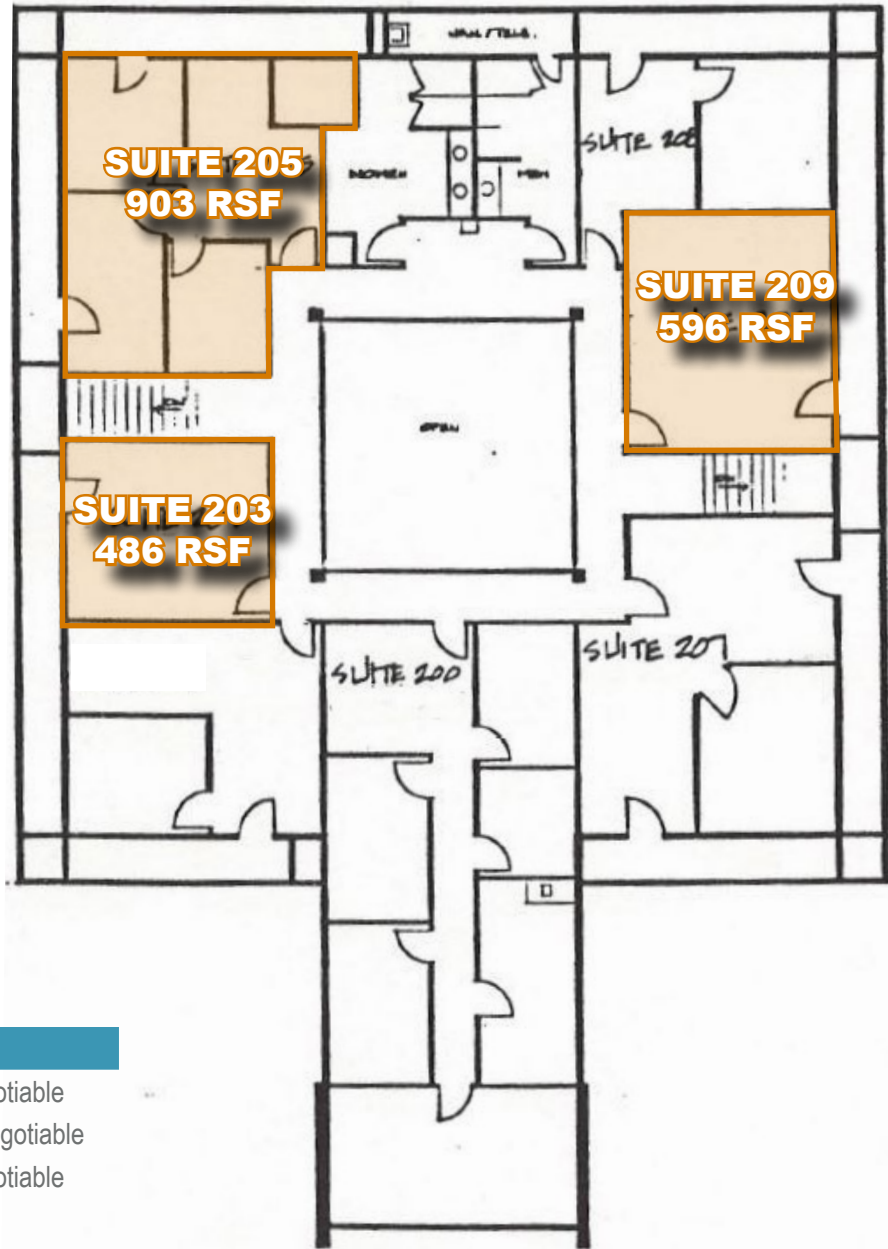
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Available

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

Click link to see suite pictures!

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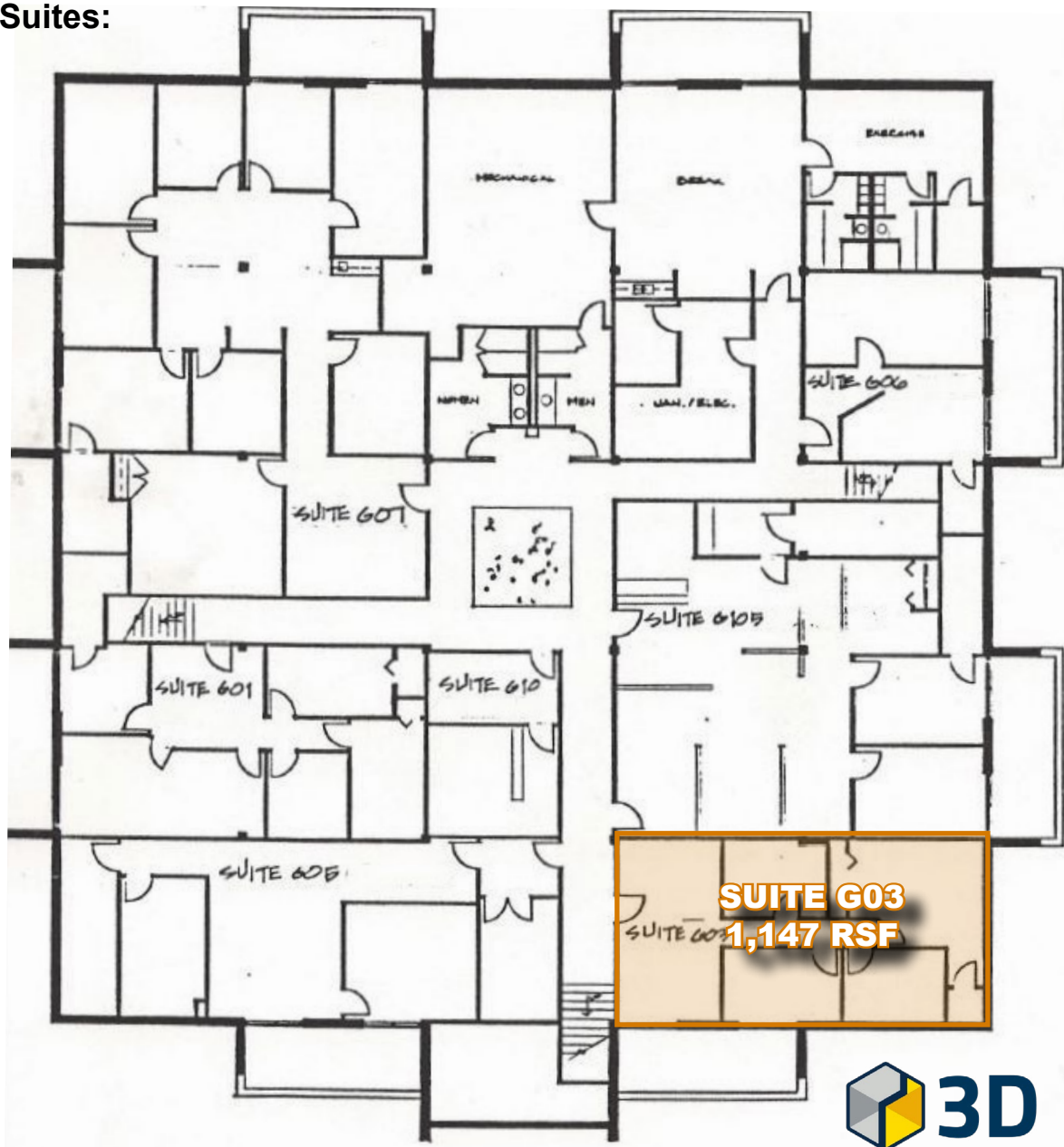
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Available Lower Level Suites:

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



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