



ARVADA OFFICE SPACE FOR LEASE

936-1,663 SF Available

Medical & Professional Suites with TI Package

Lease Type: Modified Gross (Expense Stop)

Property Features:

- 100 On-Site Surface Parking Spots
- Prime Location on a Street With 30,085 Vehicles Per Day
- Interior Atrium
- Very Secure Building
- Brand New Suites, HVAC, and Fixtures

Available

Suite	Size	Rate
<u>Suite 108</u>	1,096 RSF	\$1,827/mo
<u>Suite 110</u>	1,536 RSF	\$2,560/mo
<u>Suite 202</u>	1,663 RSF	\$2,356/mo
<u>Suite 306</u>	936 RSF	\$1,404/mo

For more information, please contact:

KEITH LENZ

Associate Advisor

303.962.9563

KLenz@PinnacleREA.com

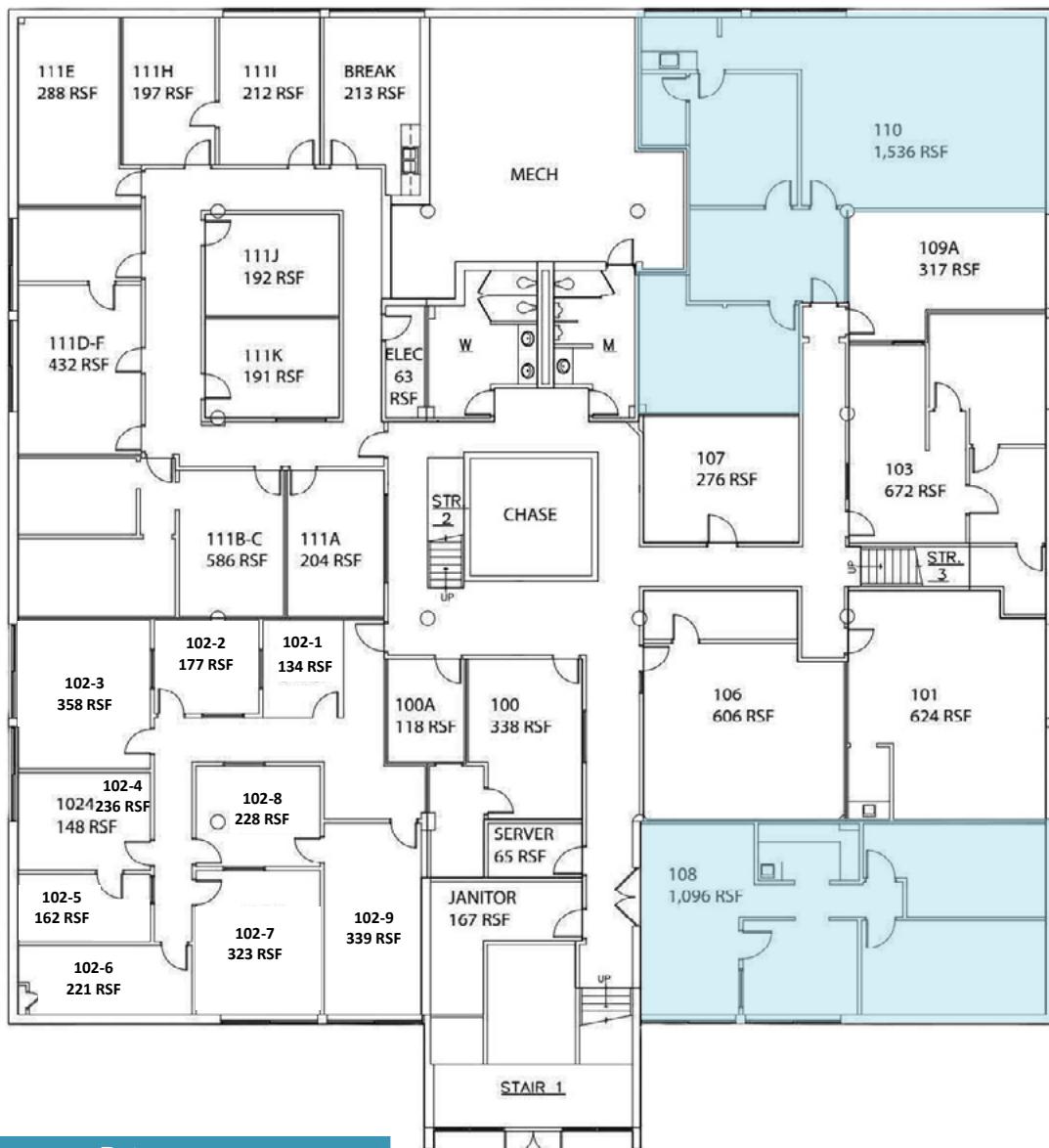
COREY SANDBERG

Vice President

303.407.9784

CSandberg@PinnacleREA.com

Lower Level



Available

Suite	Size	Rate
<u>Suite 108</u>	1,096 RSF	\$1,827/mo
<u>Suite 110</u>	1,536 RSF	\$2,560/mo

*Rates are for minimum 3 year lease

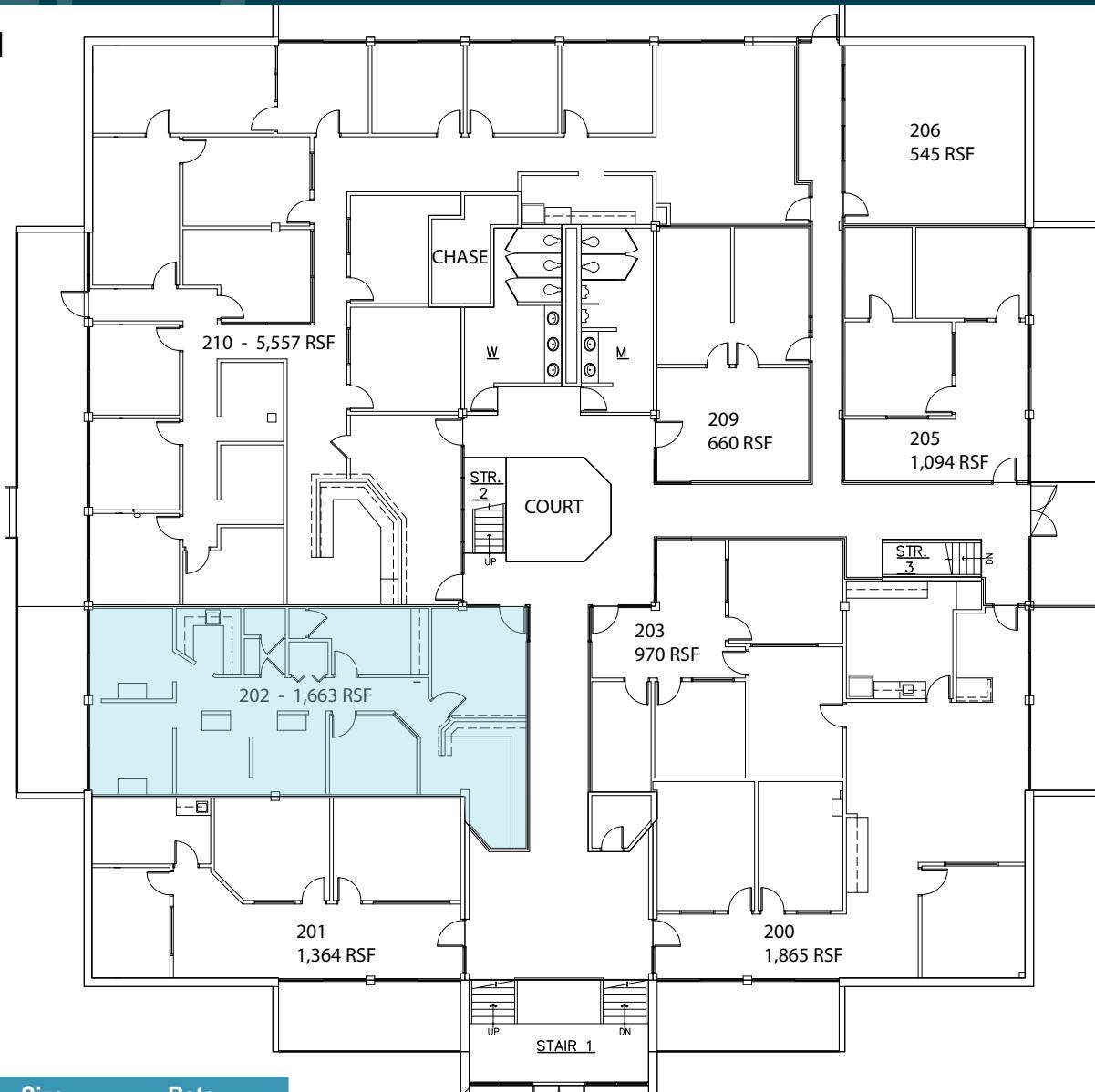
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Main Level

Available

Suite	Size	Rate
<u>Suite 202</u>	1,663 RSF	\$2,356/mo

*Rates are for minimum 3 year lease

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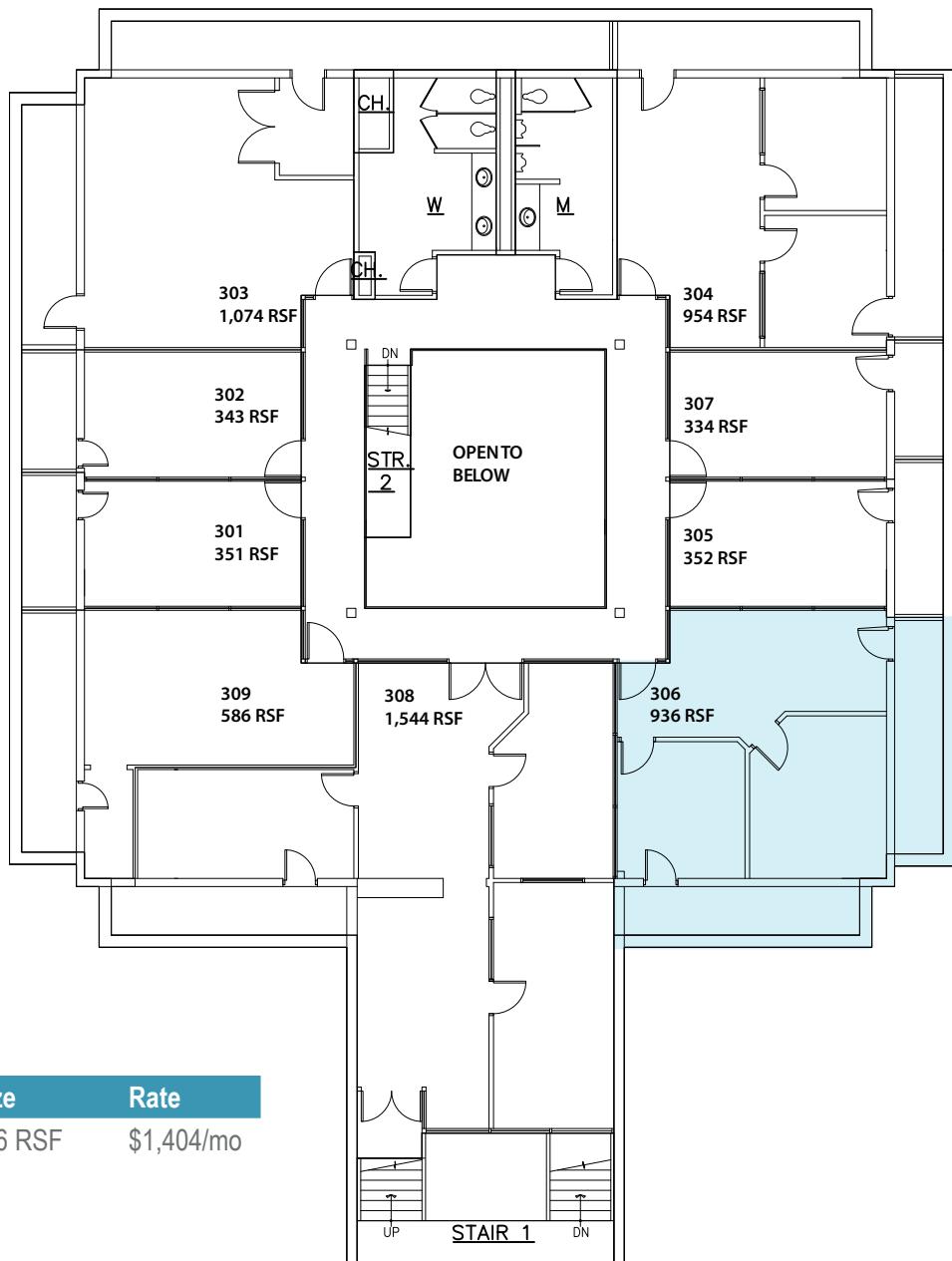
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Third Level



Available

Suite	Size	Rate
<u>Suite 306</u>	936 RSF	\$1,404/mo

*Rates are for minimum 3 year lease

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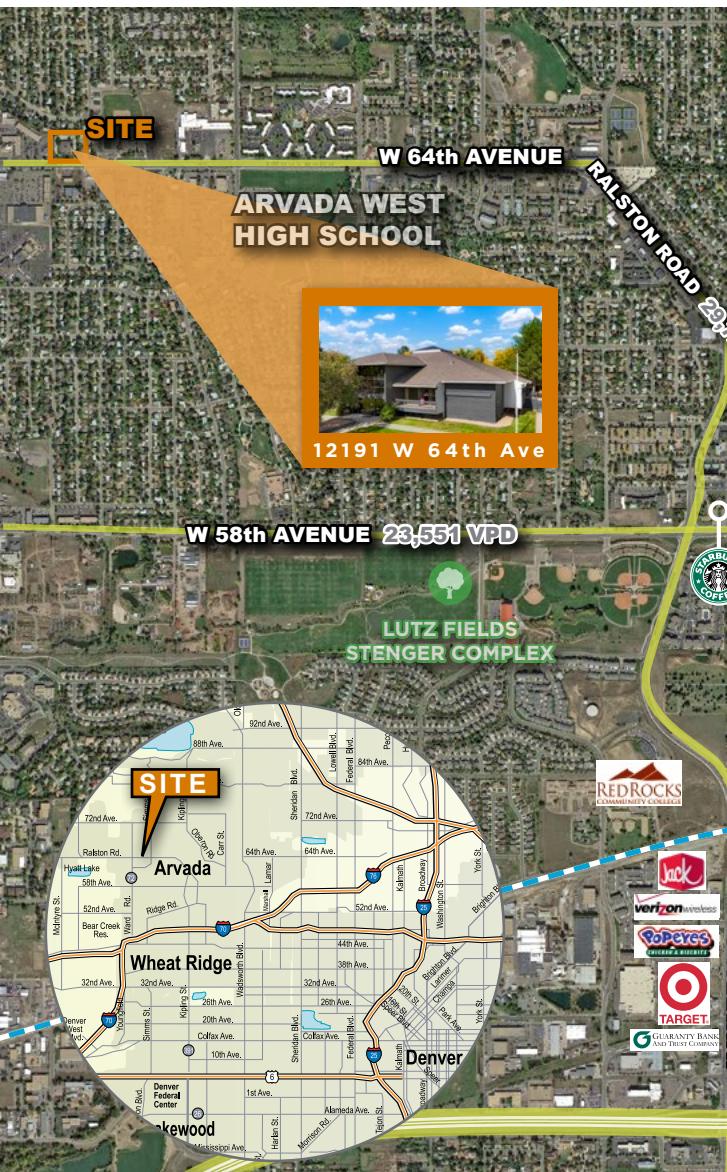
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Property Overview

Building Type: Office
Year Built: 1977
Total Lot Area: 1.67 Acres
Building Size: 29,139 SF



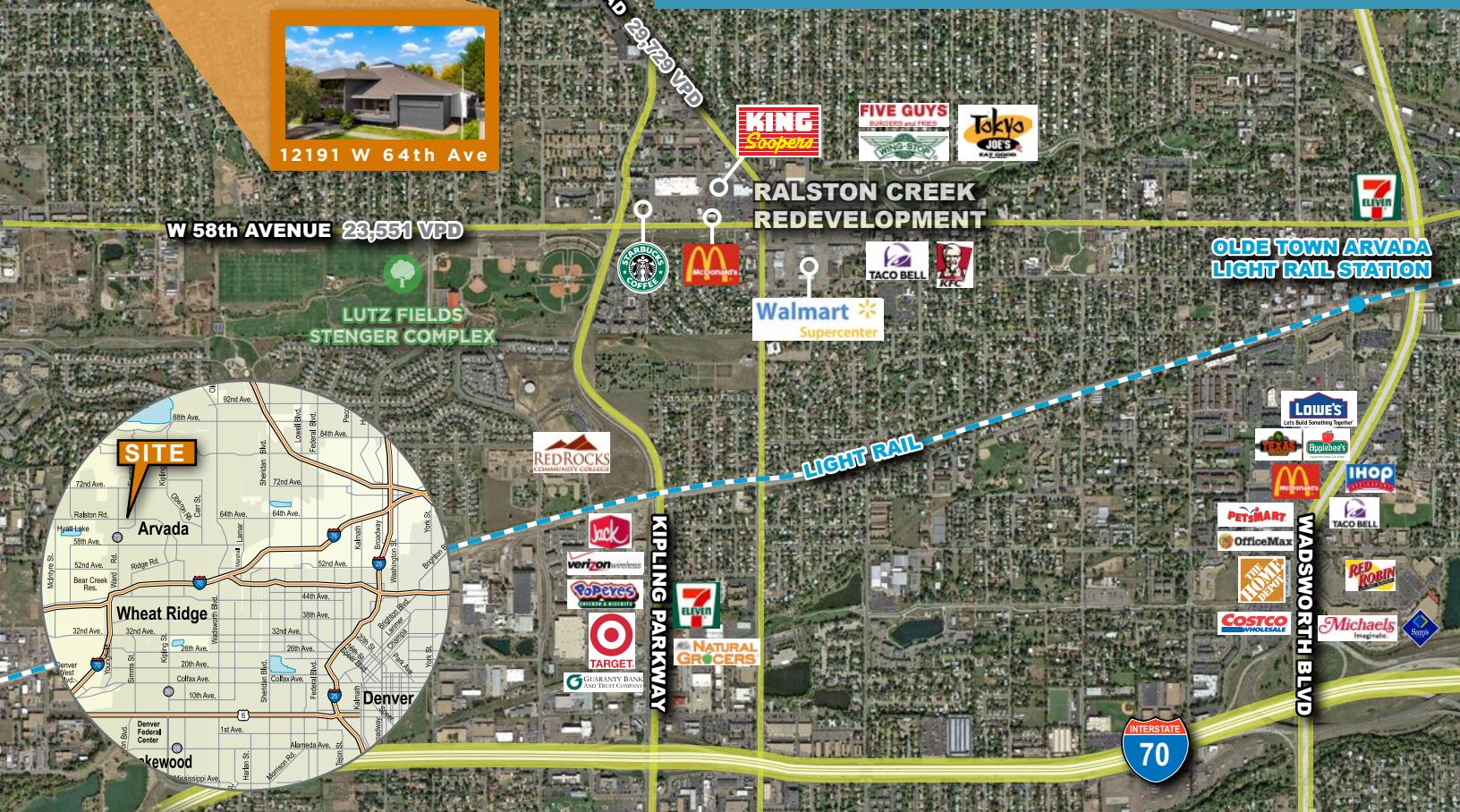
Population
1 mile 16,254
3 mile 89,075
5 mile 208,391



Households
1 mile 6,544
3 mile 36,439
5 mile 85,303



Average HH Income
1 mile \$113,810
3 mile \$121,430
5 mile \$115,864



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