



FOR LEASE

GRANDVIEW PLAZA

Grandview Avenue & Old Wadsworth Blvd. | Arvada, CO 80002



Office Space For Lease

5601 #200: 704 SF Available
7674 #100: 1,347 SF Available

Lease Rate: \$22.00-28.00/SF NNN

Estimated NNN: \$20.14/SF Year

- Located in the Heart of Olde Town Arvada
- 240 Feet from Gold Line Transit
- Great Walkability

Blake Kahlich

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Availability

5601 Suite 200: 704 SF

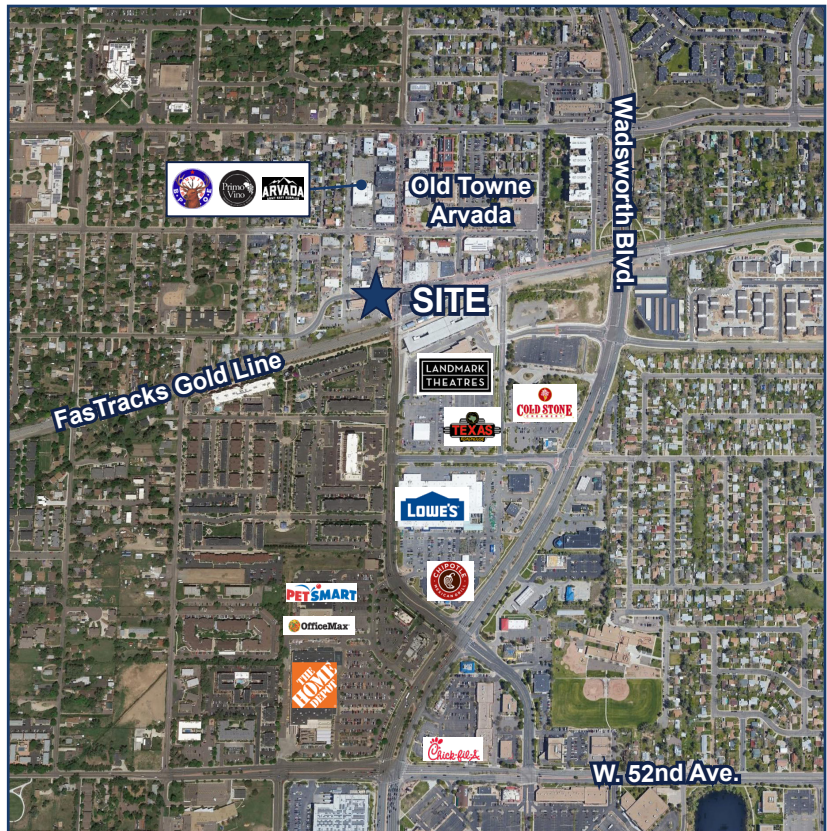
7674 Suite 100: 1,347 SF

Parking

Close proximity to RTD's parking lot under construction with ± 600 parking spaces, 200 designated Old Towne spaces.

Demographics

	1 Mile	3 Miles	5 Miles
Population	14,896	121,428	329,282
Employees	7,592	60,283	166,706
Avg. Income	\$57,156	\$67,265	\$71,839



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