



## ARVADA OFFICE SPACE FOR LEASE

**Lease Rate: Starting at \$425/Month**

Garden Level Office Units  
Available from 340 SF - 947 SF

### PROPERTY OVERVIEW:

<b>Building Type:</b>	Professional/Executive Office
<b>Year Built:</b>	1986
<b>Year Updated:</b>	Actively as-needed
<b>Building Size:</b>	10,160 SF
<b>Office Park:</b>	Aspen Business Park

### PROPERTY FEATURES:

- Actively renovated and attractive office features
- Private patios/balconies on first and second floor
- Extra large windows and expanded window wells in lower level suites
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

### LEASE AND BUILDING SERVICES:

The building is pristinely maintained and offers modern spaces for tenants while fronting busy Ward Road. The lease is a standard Full Service format which includes 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

[KLenz@PinnacleREA.com](mailto:KLenz@PinnacleREA.com)

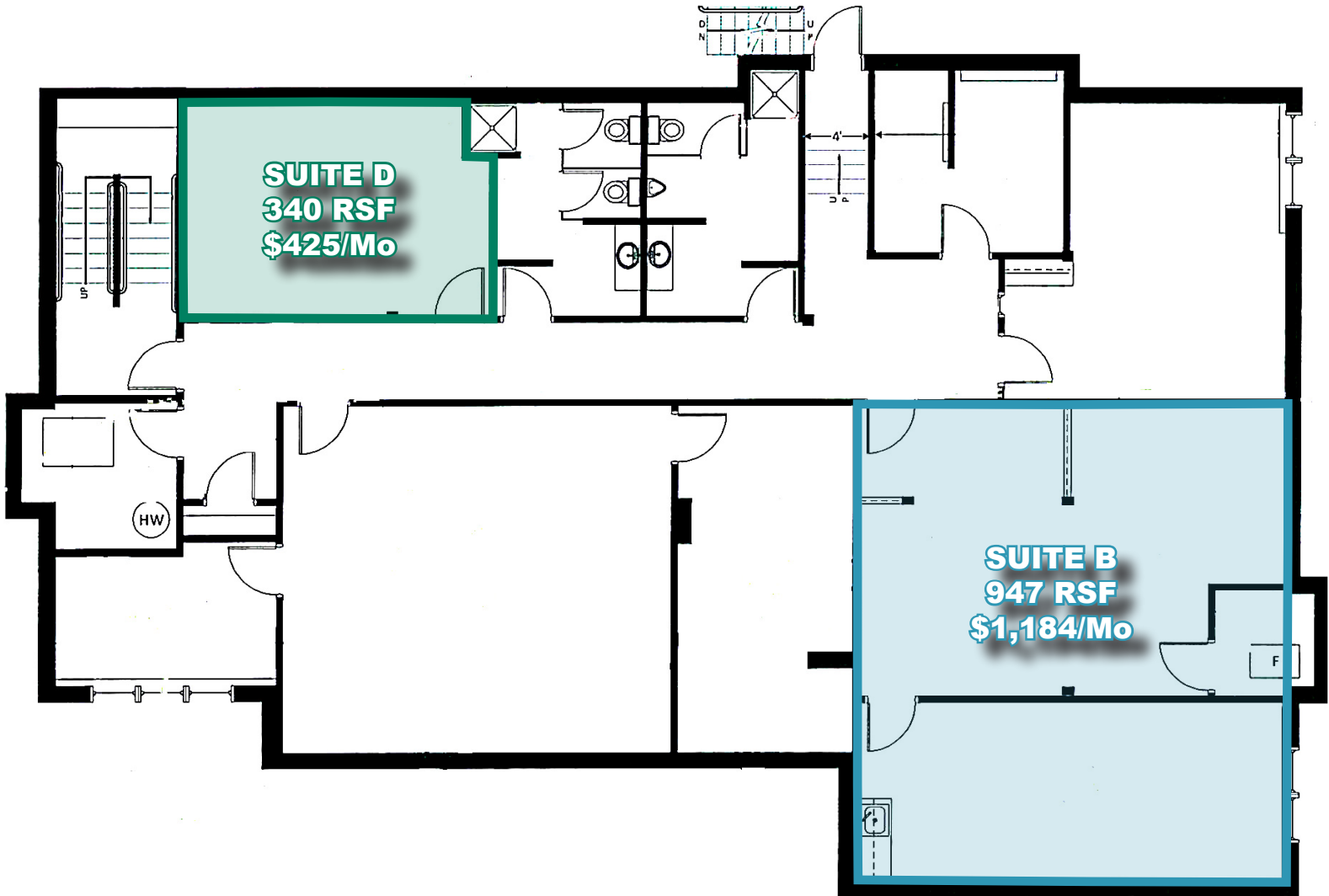
**COREY SANDBERG**

**Vice President**

303.407.9784

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**Garden Floor**  
1,287 RSF



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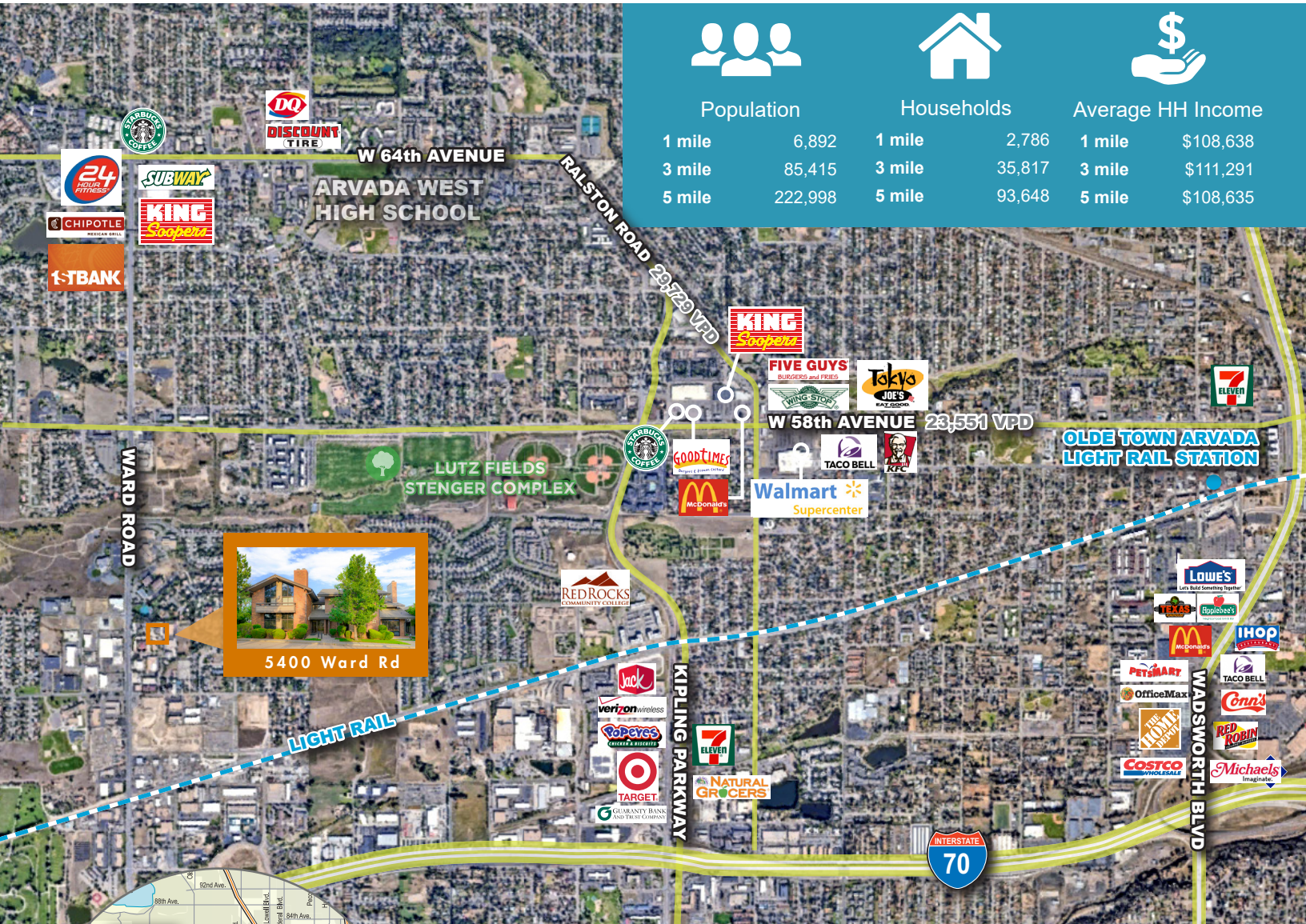
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**AREA DESCRIPTION:**

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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