



FOR SALE - Office

6670 Holman St. Unit 713, Arvada, CO 80004

Zoning CG, Arvada (Expanded uses w/in Dev. Agmt)

Square Ft 3,250 SF

Clear Ht 20' +

Power 200A 120/480V 3P (tbv)

Loading 12' Roll Up Drive In

Parking 3:1000

YOC 2024

HOA \$250/month

Property Features

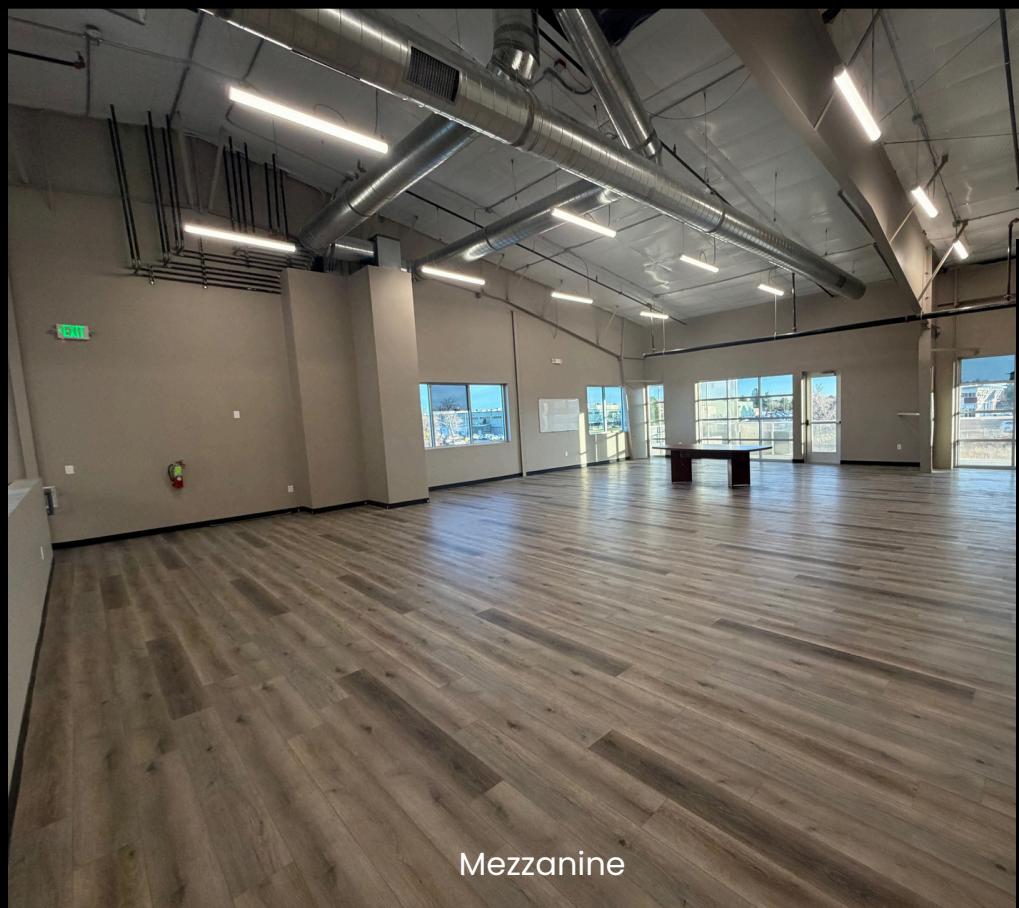
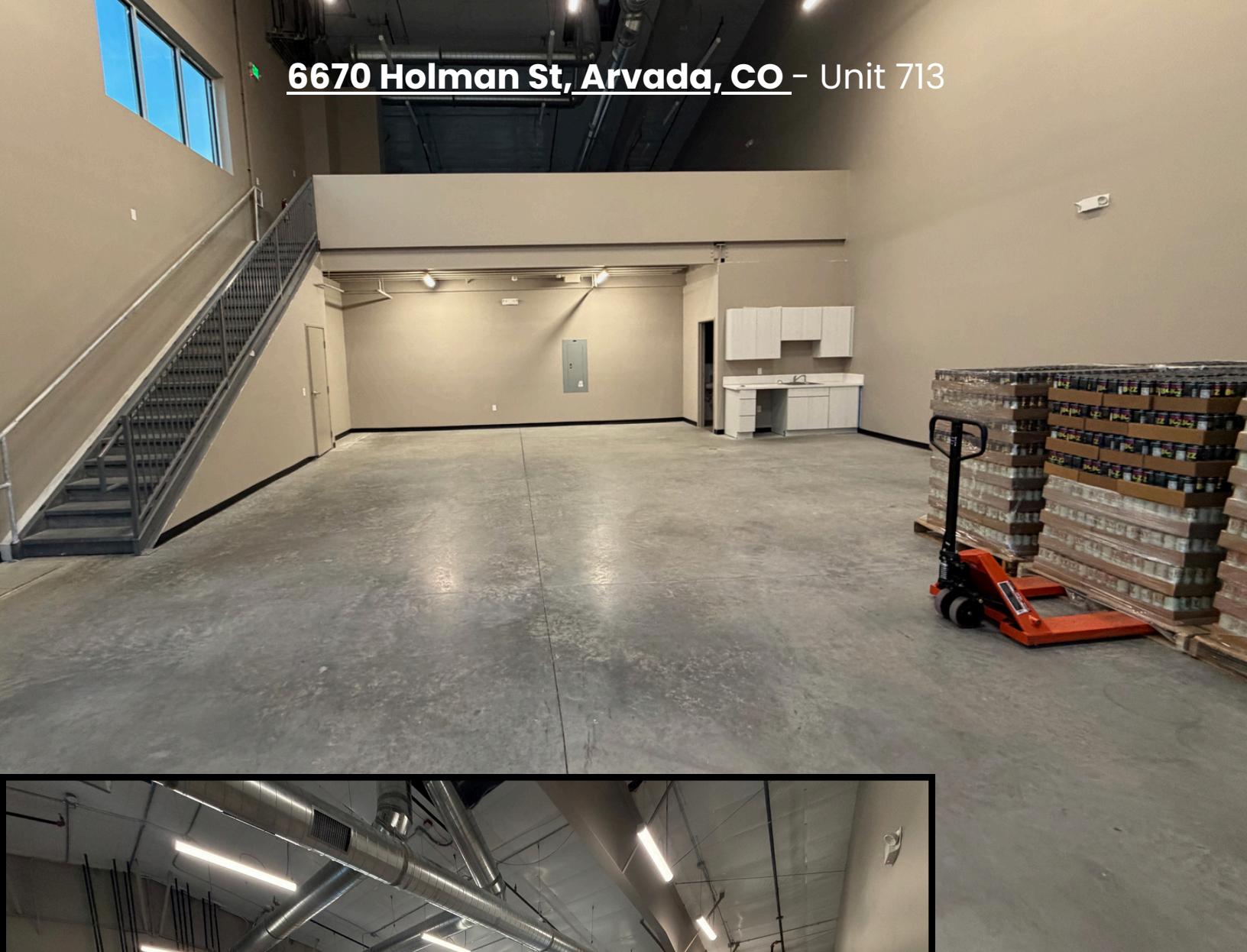
- Light Industrial, Retail, Office
- Extensive allowed uses
- Fire Sprinklers
- 200 Amp 3 Phase
- Drive in Door
- Water and Drains in Office
- Ready for Hair Salon, medical, treatment or other similar uses

\$1,219,000

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ALIGN
COMMERCIAL REAL ESTATE ADVISORS

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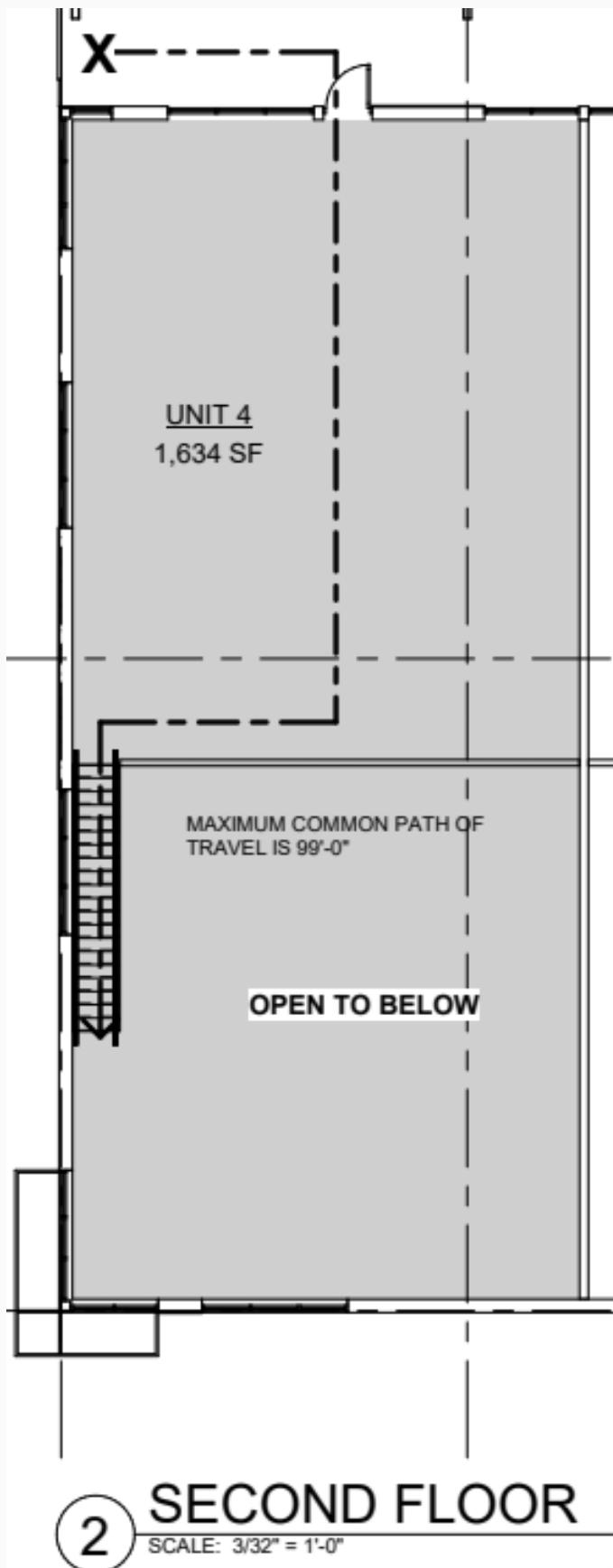


Mezzanine

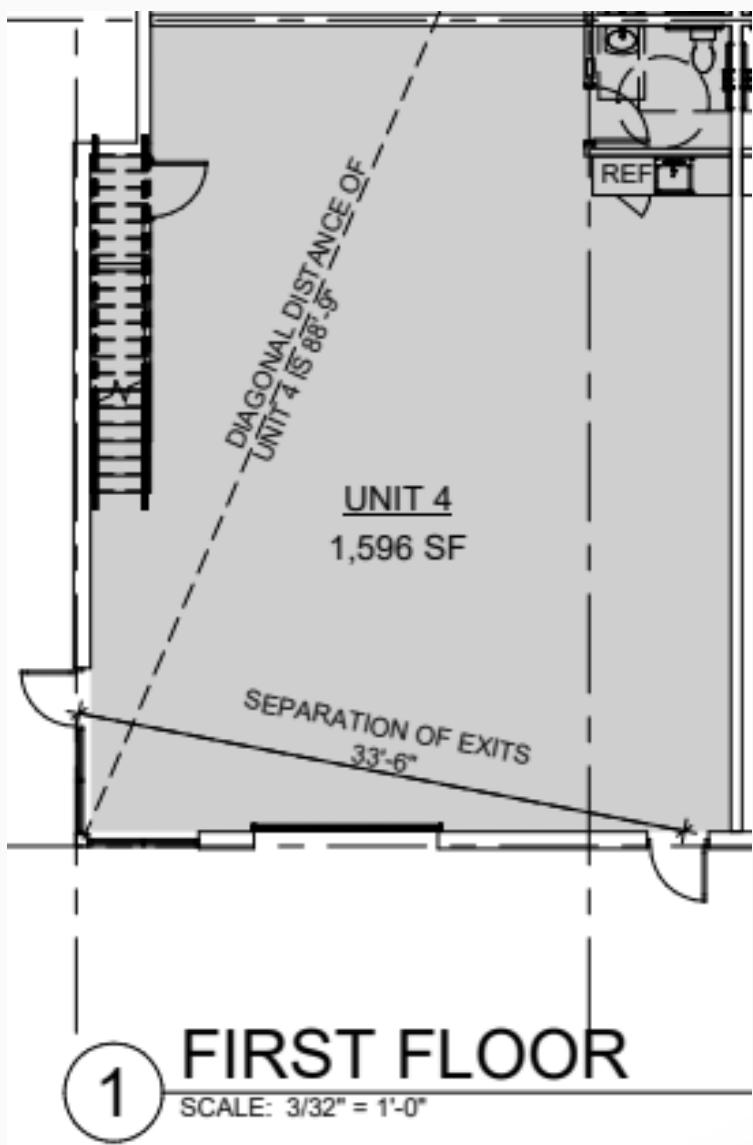


Balcony Access & View

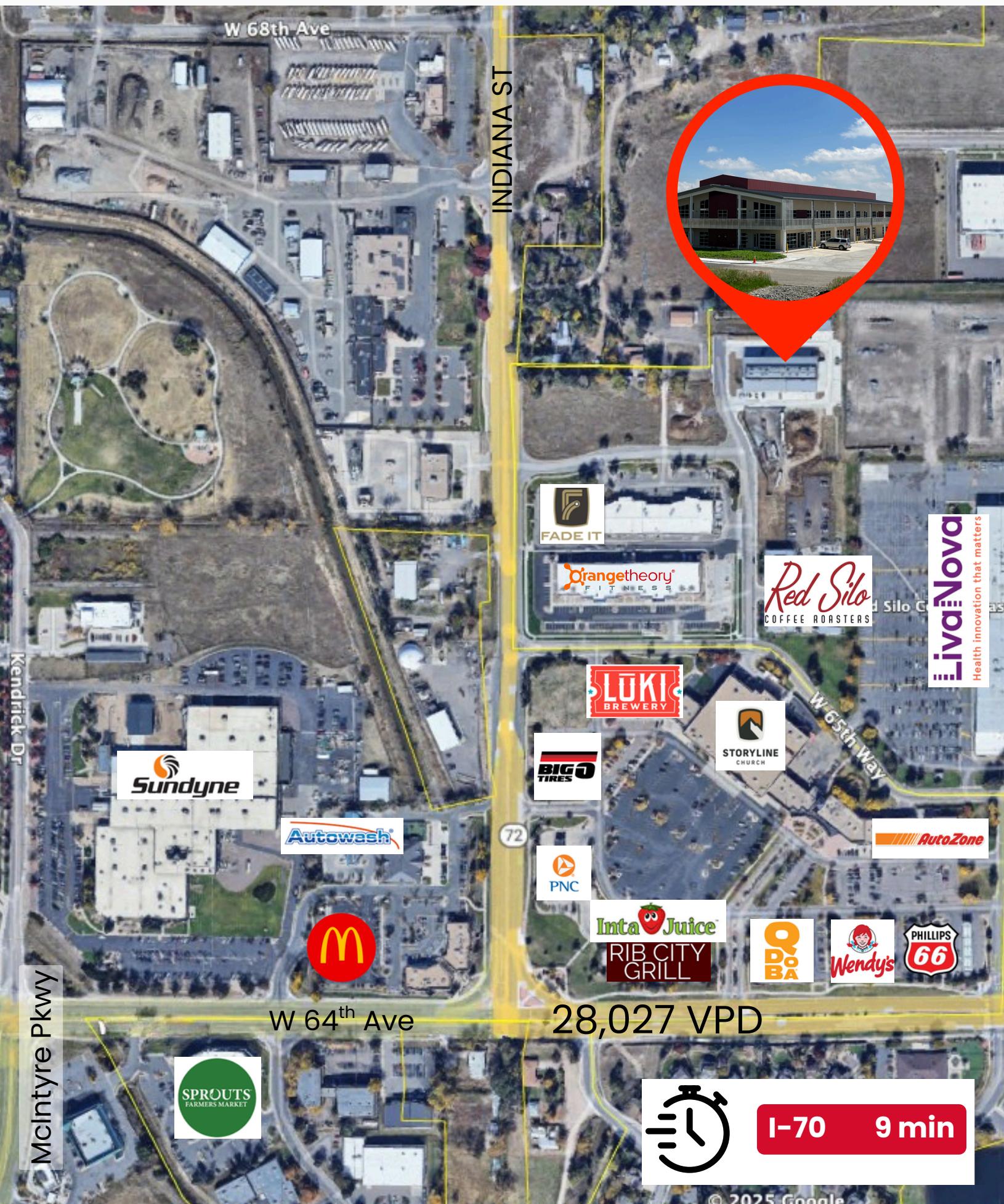
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- Mountain Views
- Kitchenette
- Finished bathroom
- Balcony access
- LED Lightning
- 12' Roll Up Door
- Finished Mezz w/ LVT floor
- Large warehouse fan
- Heavy Power and HVAC RTU



6670 Holman St, Arvada, CO



McIntyre Pkwy

W 64th Ave

28,027 VPD



I-70 9 min