

11645 W 62nd Pl

Arvada, CO 80004



FOR LEASE

James Bealer

936.444.5277

j.bealer@bellstreet.com

BellStreet



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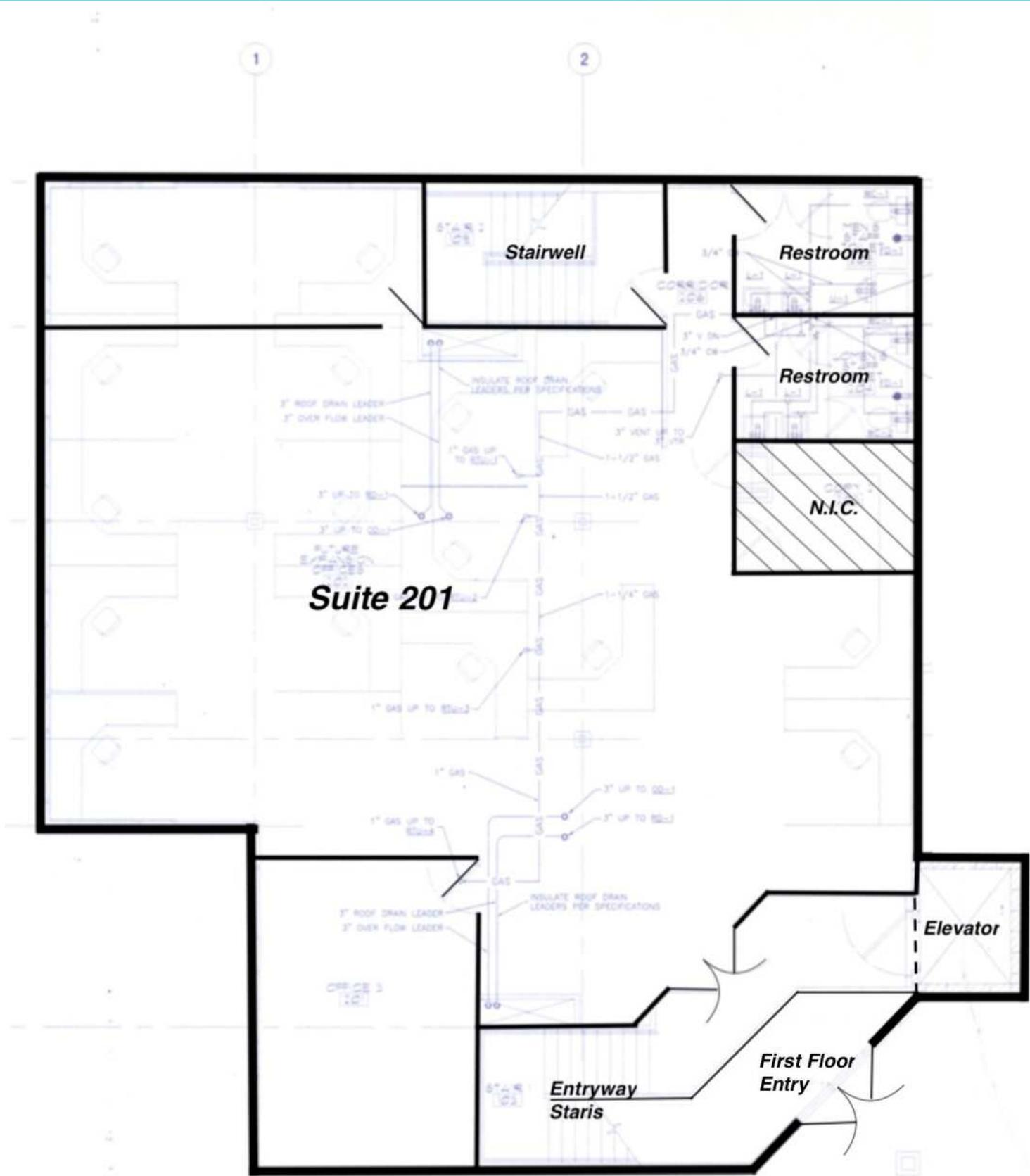
Property Description

BellStreet is pleased to present this entire second floor office suite in the heart of Arvada. Move-in ready with workstations and furniture, this office suite is the perfect home for your business. Large windows around the entire space bring in lots of natural light. One executive office and a large conference room compliment the open floor plan. Call Broker to schedule a showing!

Offering Summary

Lease Rate:	\$17.00 SF/yr (Full Service)
Available SF:	3,200 SF
Building Size:	8,867 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	534	1,661	6,532
Total Population	1,219	3,930	16,078
Average HH Income	\$103,076	\$109,621	\$120,209



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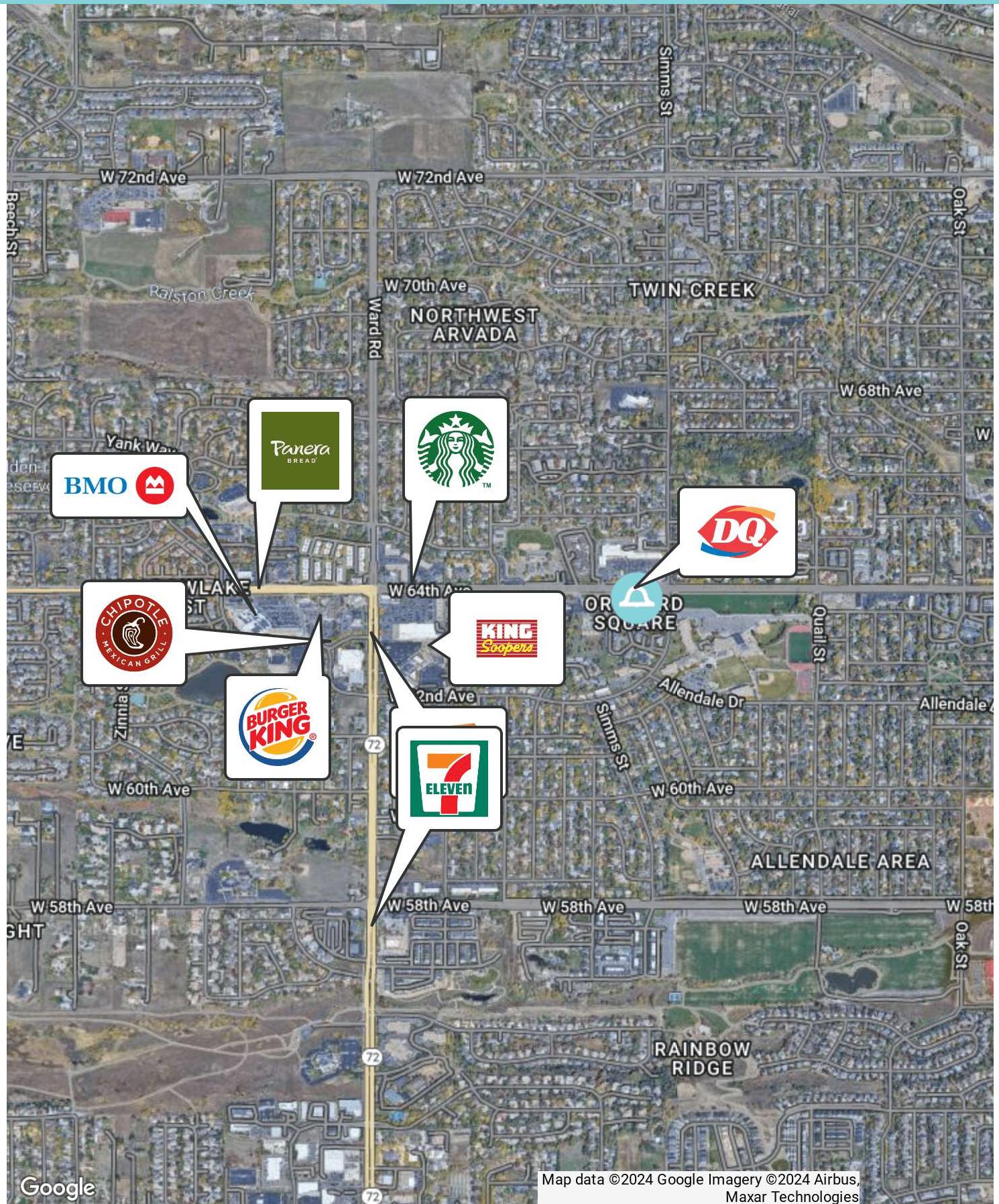
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The logo for BellStreet, featuring the brand name in a bold, sans-serif font. Above the letter 't' in 'Street', there is a stylized white icon of a bell tower or a similar structure.

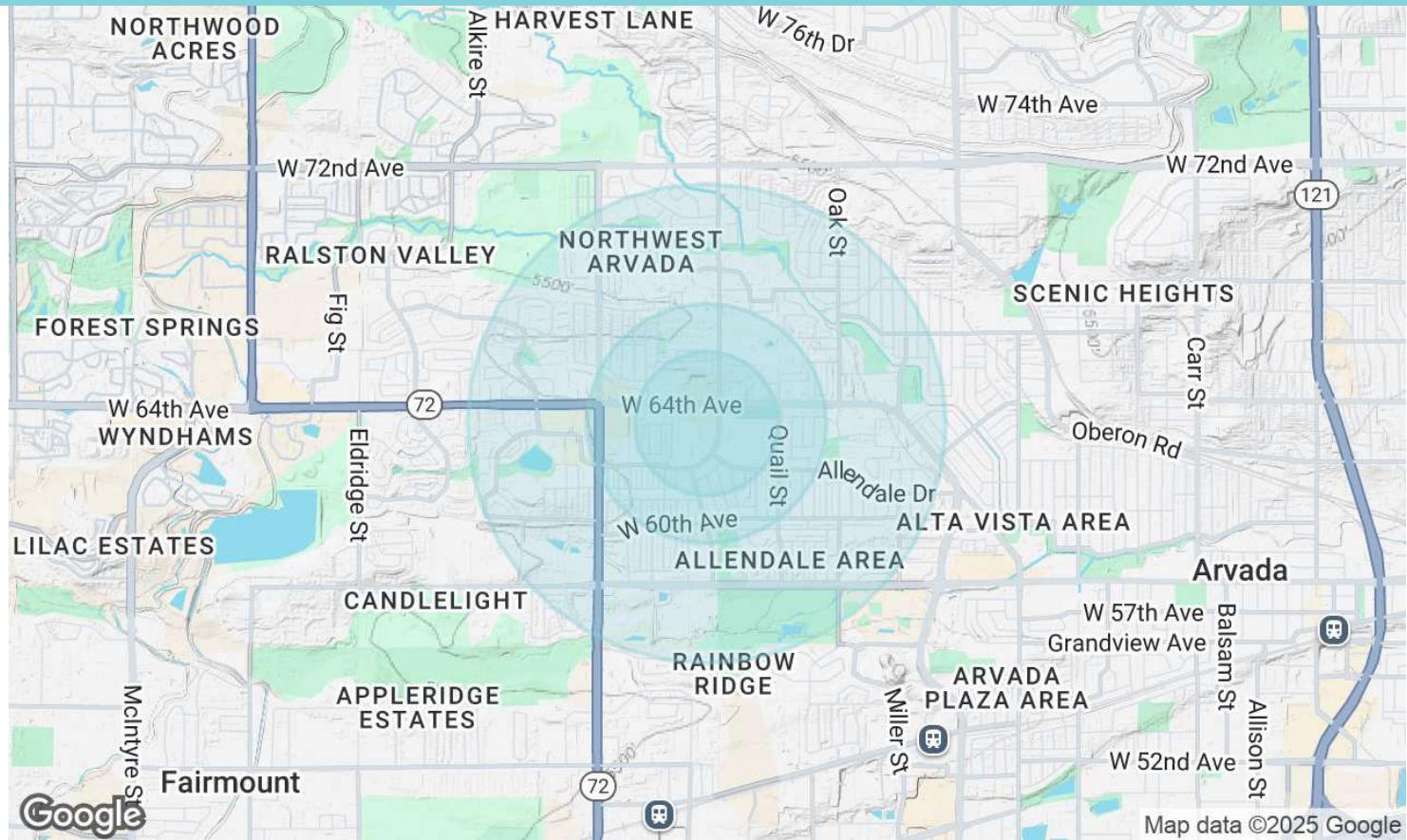


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,219	3,930	16,078
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	534	1,661	6,532
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$103,076	\$109,621	\$120,209
Average House Value	\$583,193	\$592,370	\$628,501

Demographics data derived from AlphaMap



James Bealer

Associate Advisor

j.bealer@bellstreet.com
Direct: **936.444.5277**

Professional Background

James grew up in The Woodlands, Texas, just north of Houston. He left the heat of Texas for Colorado whenever he could, and was constantly up in the mountains hiking and climbing. Upon discovering he had a real gift for climbing mountains, James started a career as a professional mountain guide, eventually leading expeditions on some of the world's most challenging mountains.

Graduating from Western Colorado University with a degree in leadership, James possesses a unique blend of academic knowledge and real-world experience. His educational foundation, combined with his hands-on expertise as a mountain guide, has shaped him into a tenacious commercial real estate professional.

At BellStreet, James approaches investment sales and leasing with the same unwavering determination that fueled his mountain guiding career. Specializing in office and retail assets, he's known for his innovative thinking and ability to devise creative solutions for his clients' unique needs. His drive to reach success and his knack for finding unconventional solutions sets him apart in the industry. James Bealer is a prime example of how a passion for conquering challenges, coupled with an academic foundation, results in someone who excels at delivering results that exceed expectations.