

@5 the Square at Five Parks

your neighborhood hub

8560 & 8565 Five Parks Drive, Arvada, CO 80005

13741, 13767, & 13825 West 85th Drive, Arvada, CO 80005



Lease Rate: \$34/RSF/YR

Lease Type: Modified Gross

Lease Term: 3 year minimum

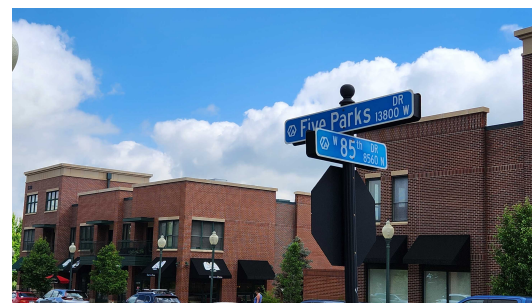
Parking: Shared surface lot

Zoning: Mixed-Use
Neighborhood

Year Built: 2009

Did you know the Village of Five Parks in NW Arvada has its own downtown? The first three buildings at The Square at Five Parks were built along with the neighborhood to provide our local community with convenient essentials close to home! This neighborhood hub is a mixed-use center with five buildings, two courtyard areas with public art, and two private parking lots.

The Square is home to more than 15 local businesses including restaurants, medical offices, pet care, spa services, and more. We also have 9 loft apartments at The Square, boasting large open concept living spaces, private patios, wood floors, in-unit laundry, and access to the local community amenities.



To learn more about The Square and see reports about the surrounding area, check out our Interactive Brochure!



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Available Spaces

Suite	Size	Rate	Term	Type	Available	Tenant
4-230	795 RSF (662 USF)	\$34.00/RSF/YR	3 year minimum	Office	Now	Vacant

The Square is surrounded by established, high-income residential neighborhoods that are currently experiencing growth. The northwest side of Arvada offers beautiful views of the mountains, nearby access to Standley Lake and multiple parks, and easy access to other convenient businesses and services at Candelas.

Situated on the south side the intersection of 86th Pkwy. & Five Parks Drive, this neighborhood hub gets great drive-by and foot traffic, and has convenient access due to the stoplight.

The Square at Five Parks includes a unique mix of businesses that provide essential goods and services close to home for the local community.



Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,336	42,923	134,129
Total Units	1,195	17,138	56,077
Median Income	\$98,307	\$83,162	\$69,793

Exclusively represented by:

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**@ the Square
at Five Parks**
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Building Overview



8560 Five Parks Drive

Three Retail Spaces Downstairs
Three Loft Apartments Upstairs
East Parking Lot Access



8565 Five Parks Drive

Two Retail Spaces Downstairs
Five Office Spaces Upstairs
Secure Basement Storage
West Parking Lot Access



13741 West 85th Drive

One Retail Space Downstairs
Two Loft Apartments Upstairs
East Parking Lot Access



13767 West 85th Drive

Two Retail Spaces Downstairs
Two Loft Apartments Upstairs
East Parking Lot Access



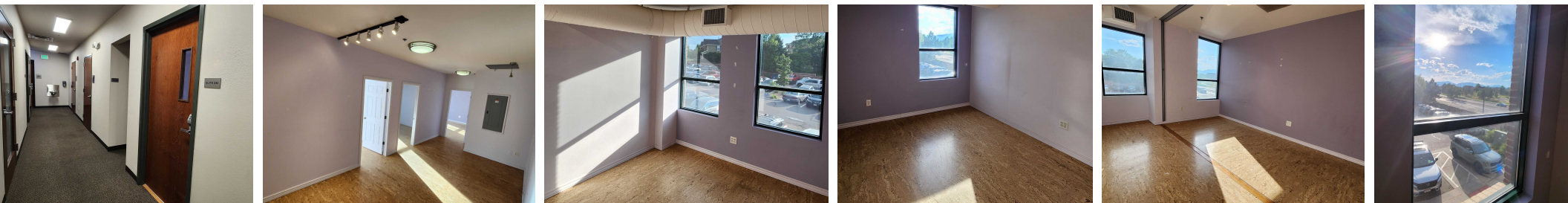
13825 West 85th Drive

Three Retail Spaces Downstairs
Four Office Spaces Upstairs
West Parking Lot Access

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8565 Five Parks Drive, Suite 230



Suite 230 is Upstairs @ The Square with three private offices and a spacious entry lobby. Each office has a mountain view, and one is large enough to be used as a small conference room if preferred.

The suite was a spa/salon until recently, but this versatile buildout could work for a variety of users.

The elevator is accessed from the south side of the building and the primary entry stairs face Five Parks Drive, right next to the entrance for Jack's Bar & Grill.

Rentable Square Feet (RSF): 795

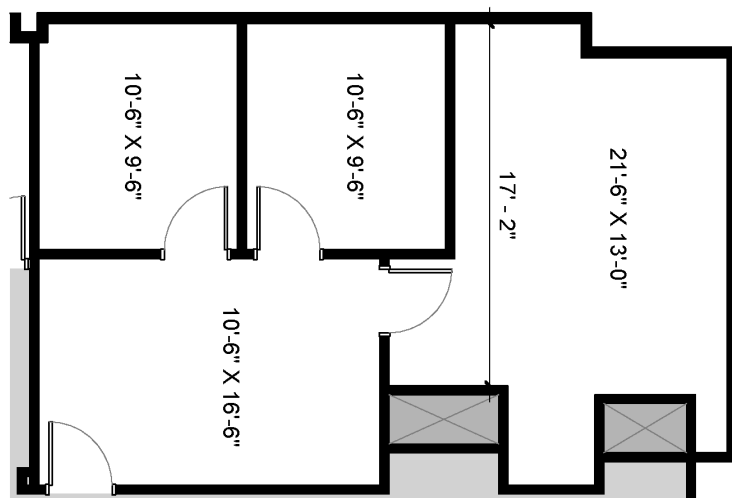
Usable Square Feet (USF): 662

Rent: \$34 per RSF per year

Lease Type: Modified Gross

Lease Term: 3 Year Minimum

Utilities: Water & Energy Included; Internet by Tenant



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