



ARVADA OFFICE SPACE FOR LEASE

545-1,663 SF Available

Medical & Professional Suites with TI Package
Lease Type: NNN

Property Features:

- 100 On-Site Surface Parking Spots
- Prime Location on a Street With 30,085 Vehicles Per Day
- Interior Atrium
- Very Secure Building
- Brand New Suites, HVAC, and Fixtures

Available

Suite	Size	Rate*
<u>Suite 106</u>	606 RSF	\$859/mo (\$8.50/sf + NNN)
<u>Suite 108</u>	1,096 RSF	\$1,827/mo (11.50/sf + NNN)
<u>Suite 110</u>	1,536 RSF	\$2,176/mo (\$8.50/sf + NNN)
<u>Suite 202</u>	1,663 RSF	\$2,356/mo (\$8.50/sf + NNN)
<u>Suite 206</u>	545 RSF	\$772/mo (\$8.50/sf + NNN)
<u>Suite 306</u>	936 RSF	\$1,326/mo (\$8.50/sf + NNN)

*Rate subject to NNN charges

ESTIMATED NNN: \$8.50/SF

For more information, please contact:

KEITH LENZ

Associate Advisor

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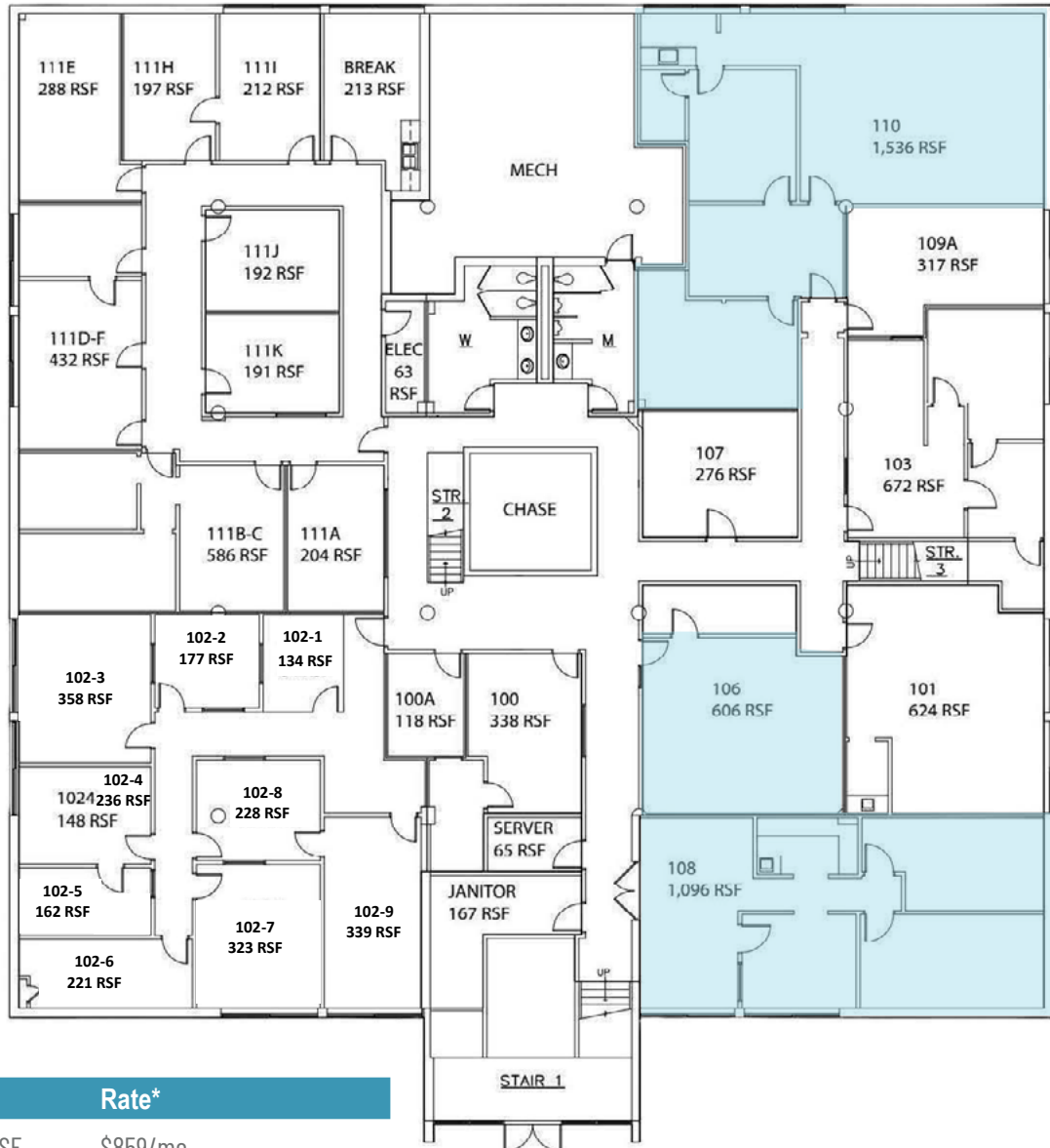
COREY SANDBERG

Vice President

303.407.9784

CSandberg@PinnacleREA.com

Lower Level



Available

Suite	Size	Rate*
Suite 106	606 RSF	\$859/mo
Suite 108	1,096 RSF	\$1,827/mo
Suite 110	1,536 RSF	\$2,176/mo

*Rates are for minimum 3 year lease and subject to NNN charger's

For more information, please contact:

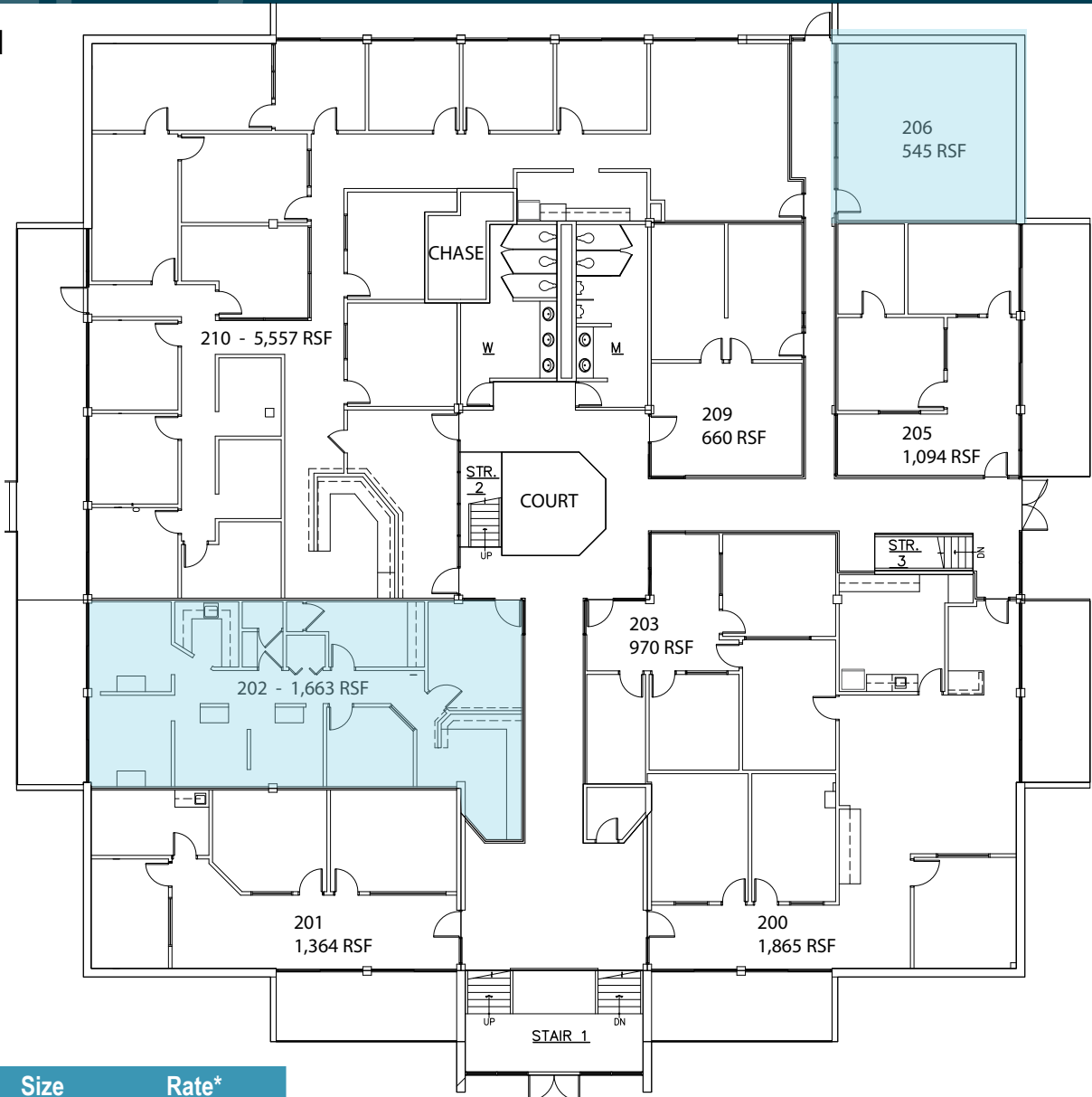
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Main Level



Available

Suite	Size	Rate*
Suite 202	1,663 RSF	\$2,356/mo
Suite 206	545 RSF	\$772/mo

*Rates are for minimum 3 year lease and subject to NNN charger's

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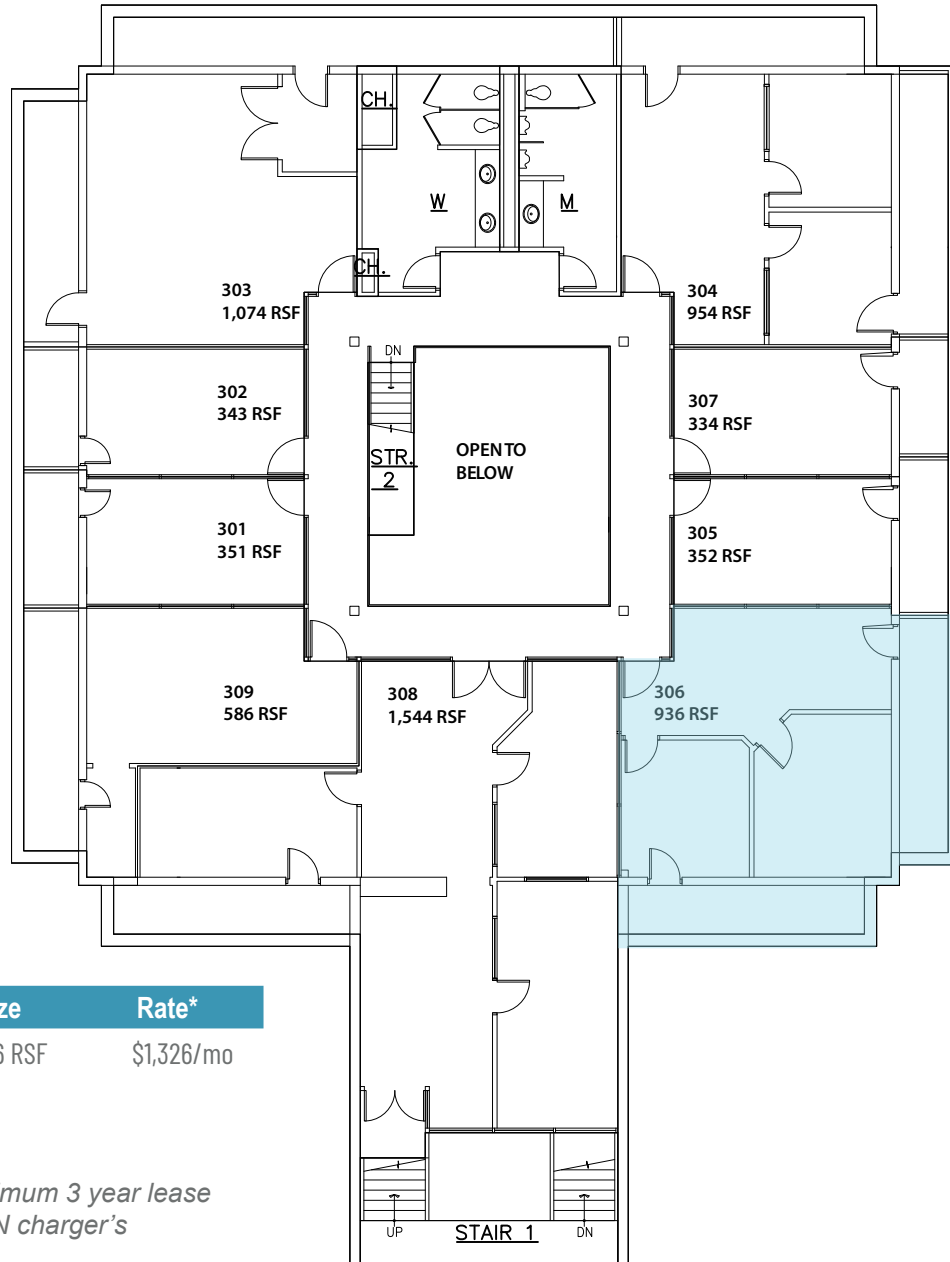
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Upper Level



Available

Suite	Size	Rate*
<u>Suite 306</u>	936 RSF	\$1,326/mo

**Rates are for minimum 3 year lease
 and subject to NNN charger's*

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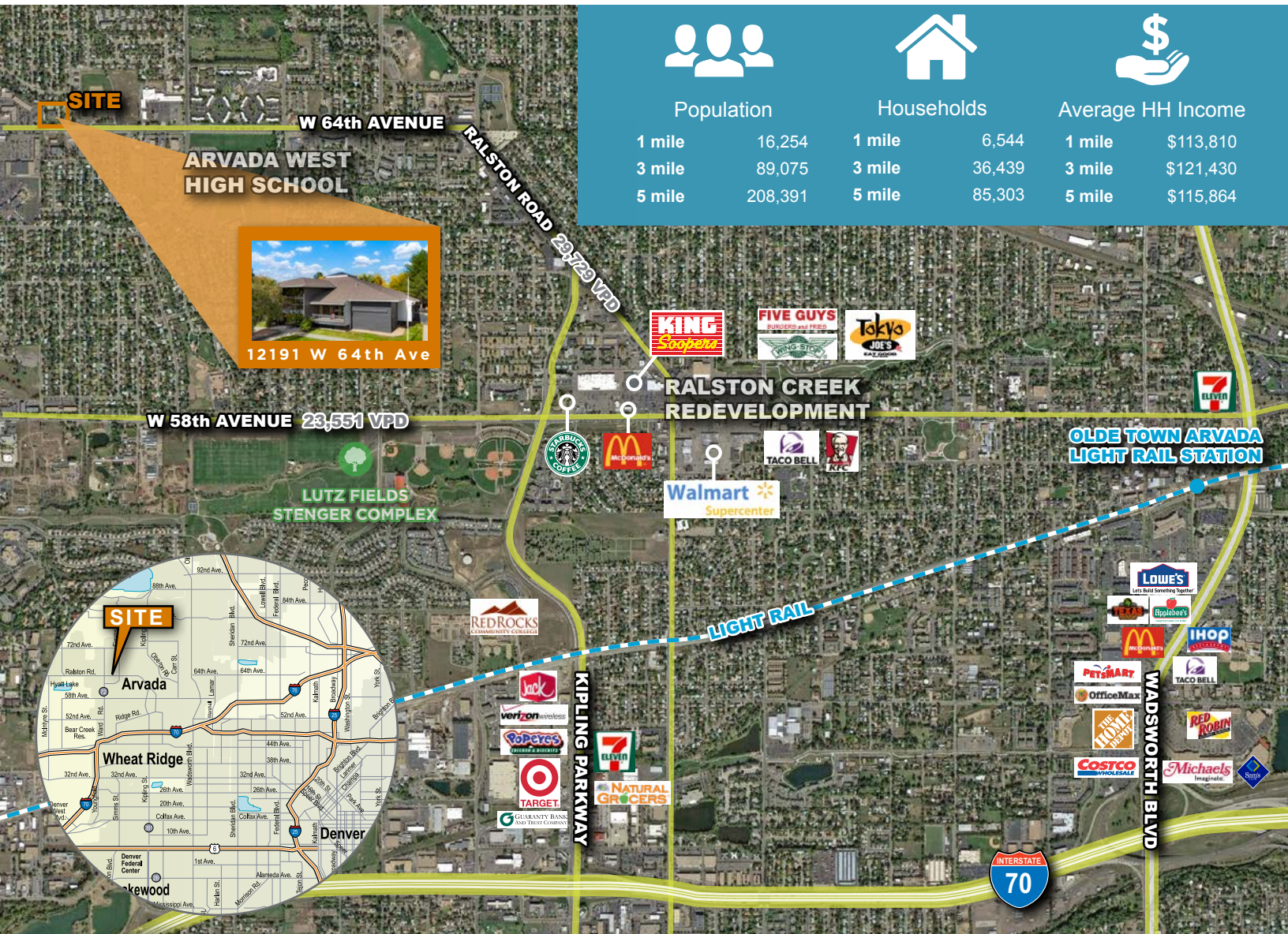
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Property Overview

Building Type: Office
Year Built: 1977
Total Lot Area: 1.67 Acres
Building Size: 29,139 SF



Population

1 mile	16,254
3 mile	89,075
5 mile	208,391



Households

1 mile	6,544
3 mile	36,439
5 mile	85,303



Average HH Income

1 mile	\$113,810
3 mile	\$121,430
5 mile	\$115,864

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