



ARVADA OFFICE SPACE FOR LEASE

Lease Rate: \$15/SF - \$20/SF Modified Gross

Available Office Space: 292 SF - 1,535 SF

PROPERTY OVERVIEW:

Building Type:	Medical/Executive Office
Year Built:	1980
Year Updated:	Actively Renovated
Building Size:	30,737 SF

PROPERTY FEATURES:

- Inviting lobby with abundance of natural light
- Rare amenities such as gym, sauna, lockers and common area kitchenette & dining room
- Excellent space for client centric businesses
- Proximal to parks/open space, shops and highways
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

LEASE AND BUILDING HIGHLIGHTS:

Supreme Offices II offers an exceptional space for a plethora of professional tenants such as doctors, lawyers, accountants, stylists, therapists, trainers, tutors, masseuses and much more. The lease is a standard Modified Gross format which includes the majority of 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

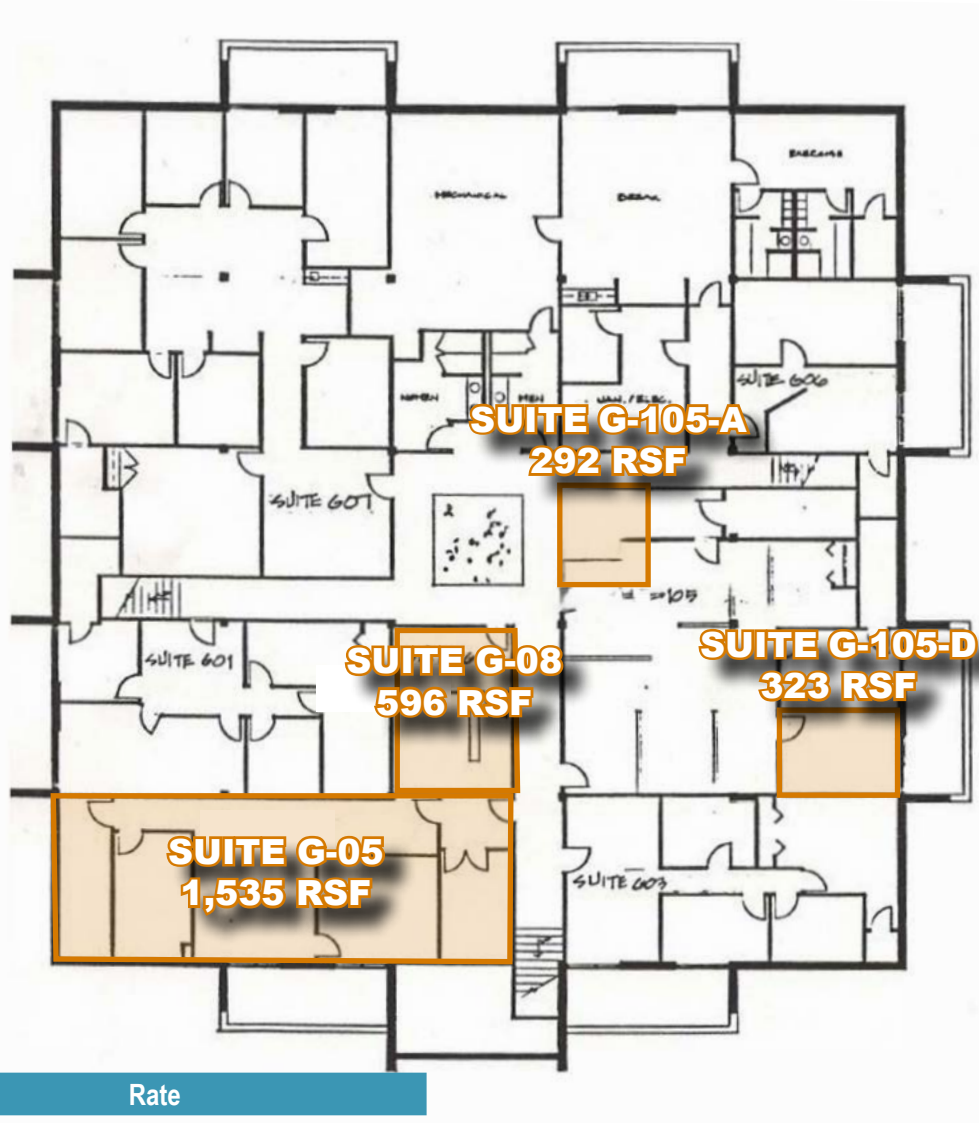
COREY SANDBERG

Vice President

303.407.9784

CSandberg@PinnacleREA.com

Available Suites



Suite	Size	Rate
Suite G-05	1,535 RSF	\$2,300/Mo
Suite G-08	596 RSF	\$919/Mo
Suite G-105-A	292 RSF	\$486/Mo
Suite G-105-D	323 RSF	\$538/Mo

Rates are minimum 3 year lease

[Click link to see suite pictures!](#)

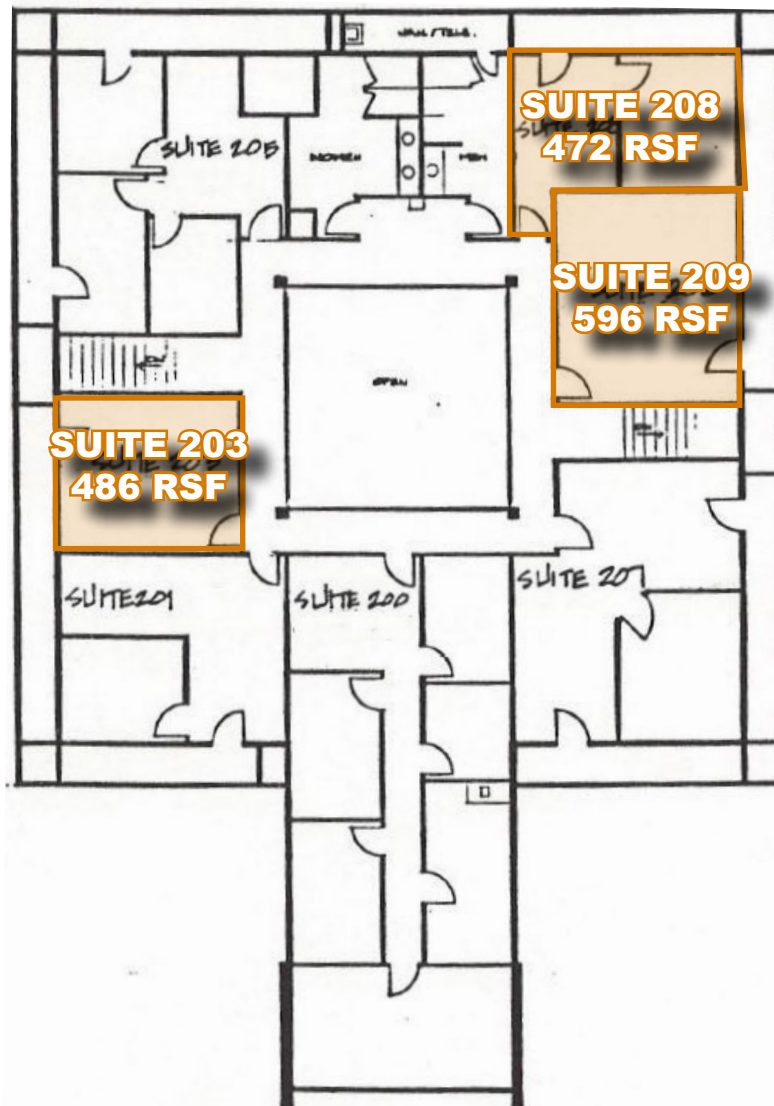
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Suite	Size	Rate
Suite 203	486 RSF	\$610/Mo
Suite 208	472 RSF	\$590/Mo
Suite 209	596 RSF	\$745/Mo

Rates are minimum 3 year lease

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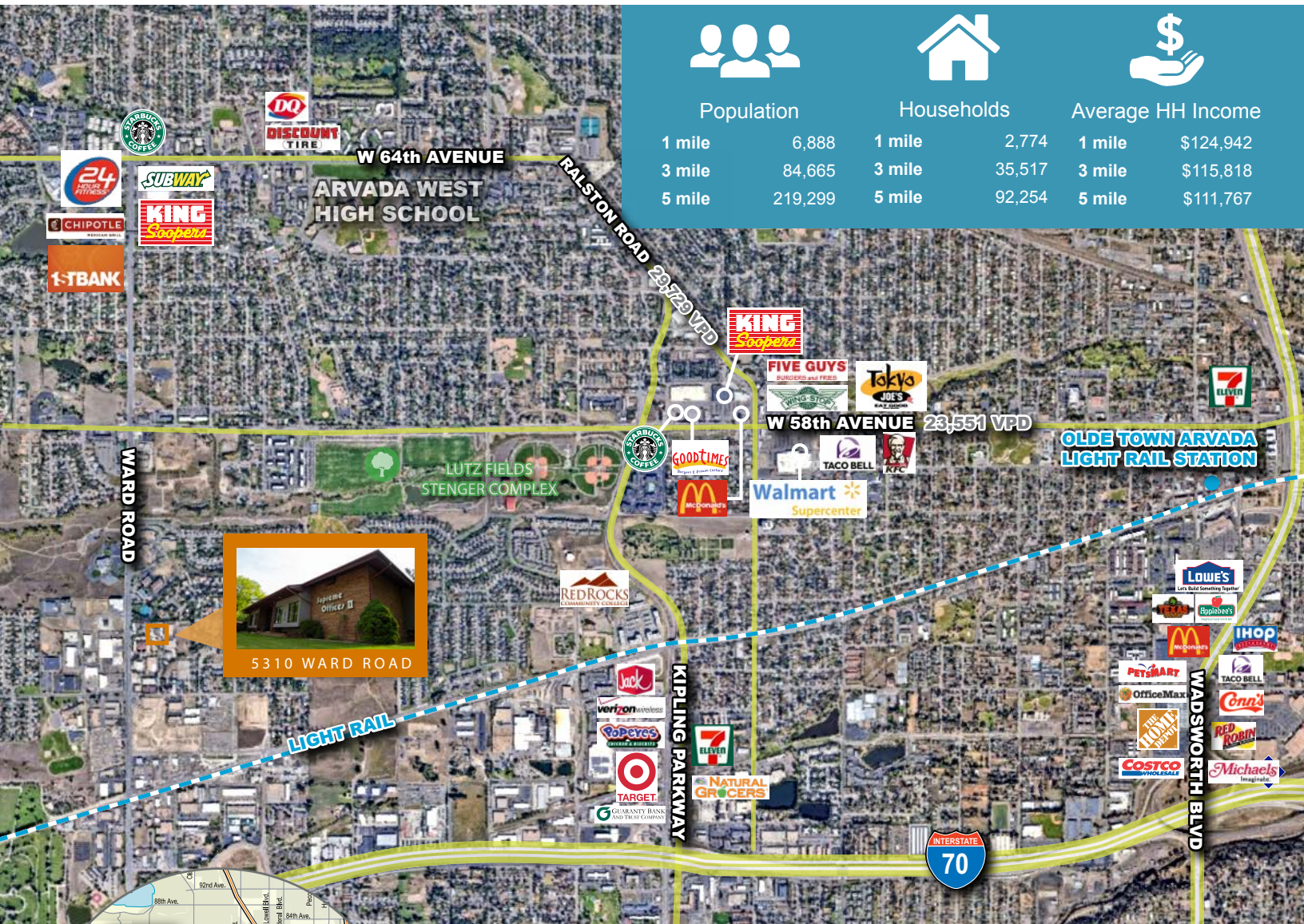
FOR LEASE

5310 Ward Road, Supreme Offices II

Arvada, Colorado 80002

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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