



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 \$260/month

Property Features

- Light Industrial, Retail, Office
- Extensive allowed uses
- Fire Sprinklers
- 200 Amp 3 Phase
- Drive in Door
- Water and Drains in Office
- Light Industrial and Office

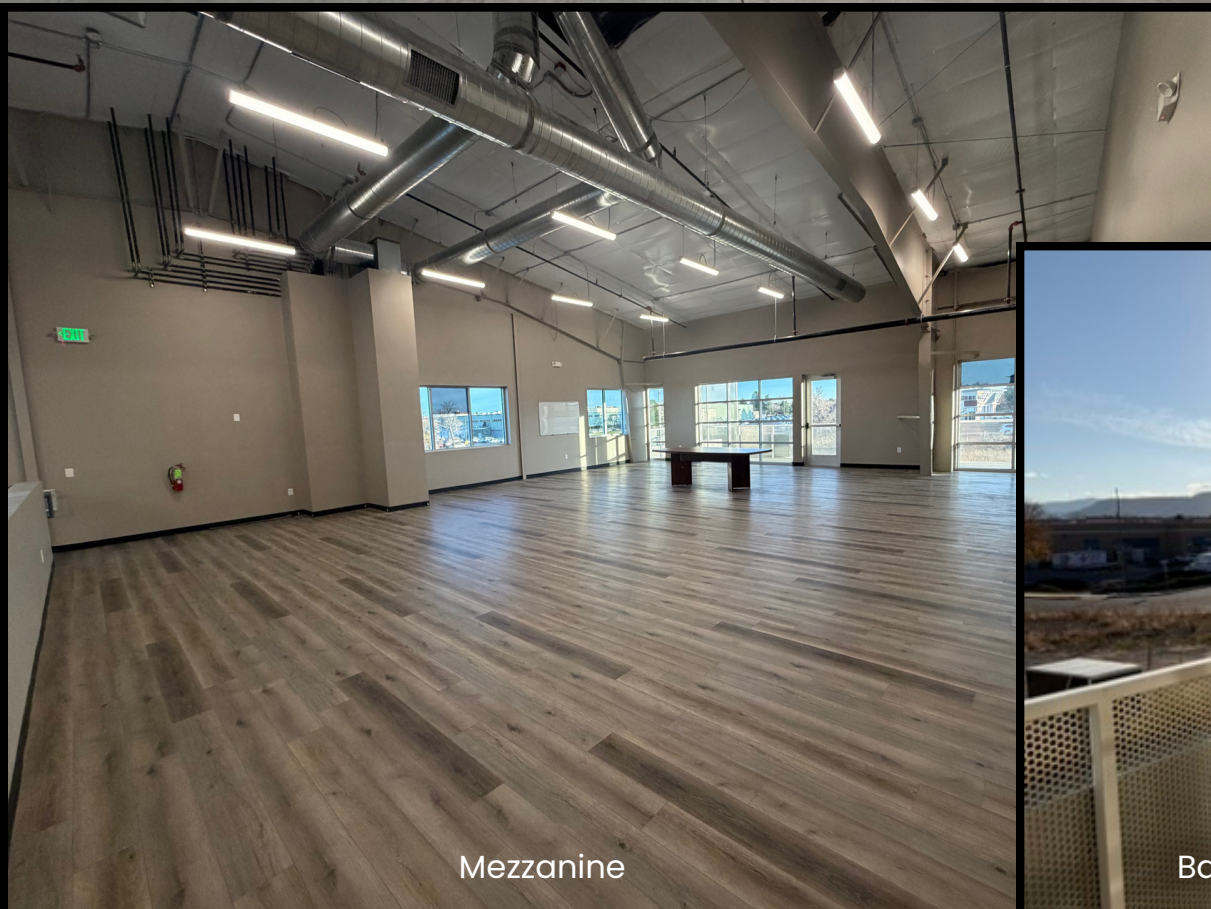
\$1,000,000
~~\$1,219,000~~

**PRICE
DROP**

Tanner Fanello
303-945-1335
tanner@aligncrea.com
www.Aligncrea.com

ALIGN
COMMERCIAL REAL ESTATE ADVISORS

6670 Holman St, Arvada, CO - Unit 713



Mezzanine



Balcony Access & View

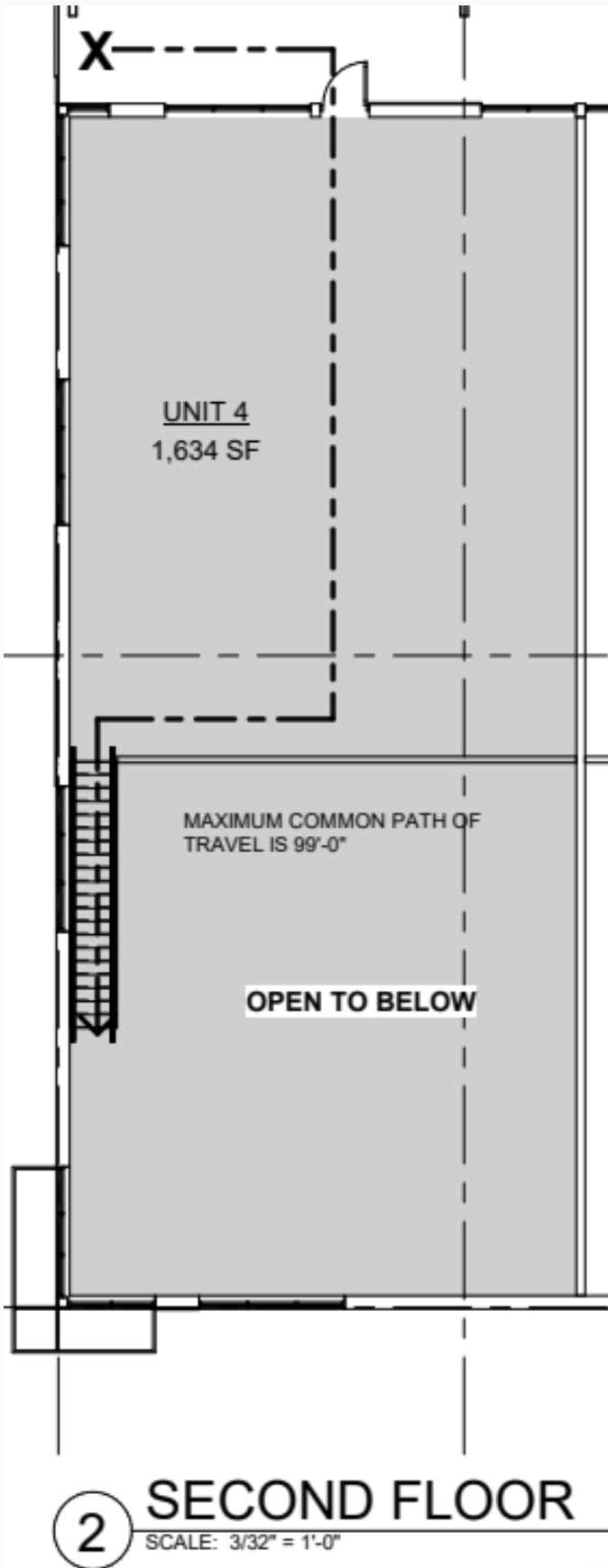
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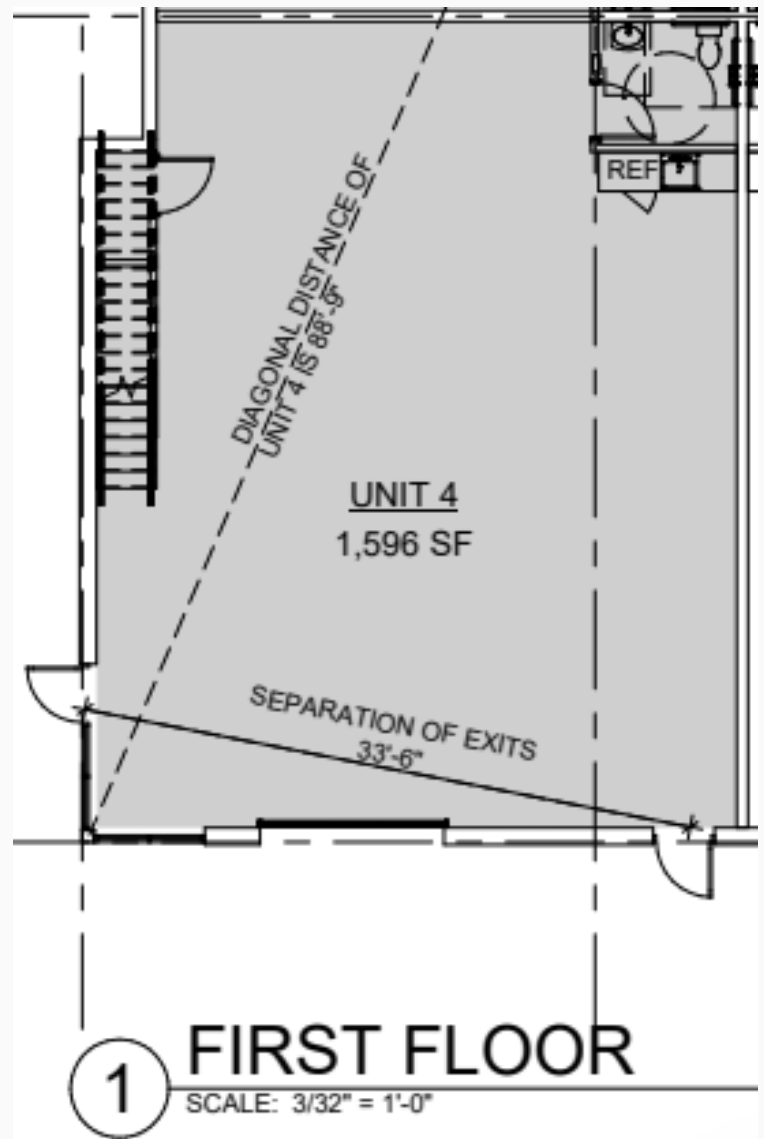
303-945-1335

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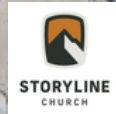
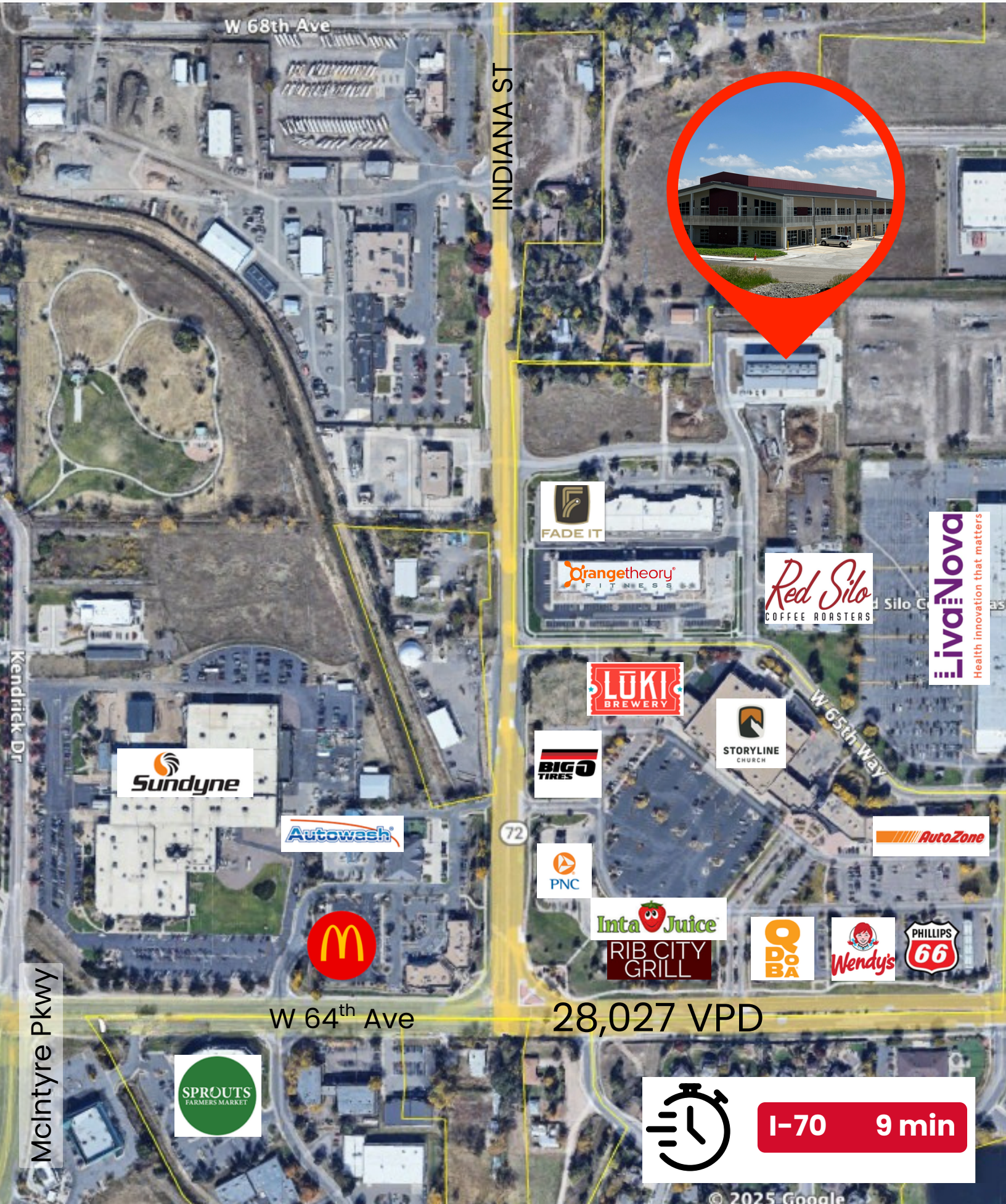
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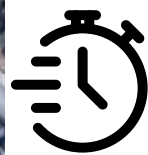
- Mountain Views
- Kitchenette
- Finished bathroom
- Balcony access
- LED Lightning
- 12' Roll Up Door
- Finished Mezz w/ LVT floor
- Large warehouse fan
- Heavy Power and HVAC RTU



6670 Holman St, Arvada, CO



28,027 VPD



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