



6275 Joyce Drive

Arvada, CO

Renovated Office/ Flex Property **For Sale** or Lease

Jaime Pletcher

jaime@gibbonswhite.com

(303) 586-5936

www.gibbonswhite.com

Property Info & Gallery

View Map

Ideal Property for an Owner User or Value-Add Investor

Building / Site Size	15,600 sq. ft. / 1.47 Acres
Sale Price	\$3,120,000 (\$200 / sq. ft.)
Available Space for Owner to Occupy Immediately	Up to 10,245 sq. ft.

- Freestanding Building Featuring Modern Office, Flex/Lab Areas, Warehouse with Dock-High Loading, Showers, & Outdoor Storage Building
- Multi-Tenant Floorplan with Options for Owner Occupancy or Lease Repositioning on the Second Floor - In-Place Income - \$250,369 Annual Gross
- Second Floor Office Space (~10k sq. ft.) was Fully Remodeled for Regus Co-Working & New Owner can Occupy, Maintain Profit-Sharing Agreement, or Terminate to Retenant - In-Place Income w/o Regus \$115,975 Annual Gross
- Small Warehouse has a Gross Lease through 2027 that can be Bought Out
- First Floor Flex Space (~4k sq. ft.) has Two Tenants Leasing at \$10.25- \$12.50 NNN
- Outdoor Storage Building Available for Lease at \$400/Month
- Ample Parking at a 3:1,000 Ratio with 10 Covered Spaces
- Hiking/Biking Trails Just Steps Away in Broad Lake Park
- Many Amenities in Close Proximity including Sprouts, King Soopers, Kohl's, McDonald's, & Buffalo Wild Wings in Walking Distance

© 2026 Gibbons-White, Inc.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



1st Floor

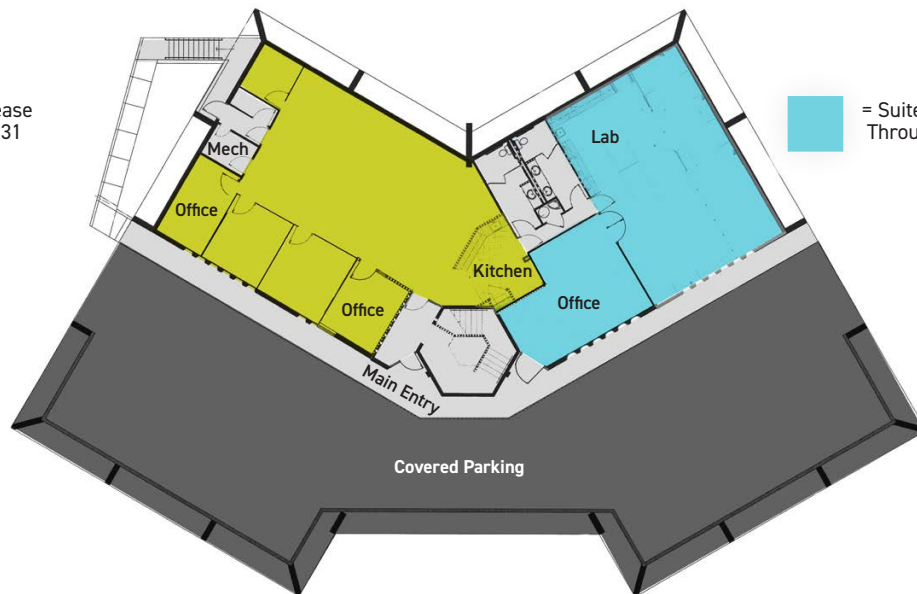
Office / Flex Space



= Suite 100 NNN Lease
Through 10/31/2031



= Suite 110 NNN Lease
Through 10/31/2027



2nd Floor

Office / Warehouse



= Regus/Available Office Area*
10,245 sq. ft.

*Can Be Terminated with 30-Day Notice



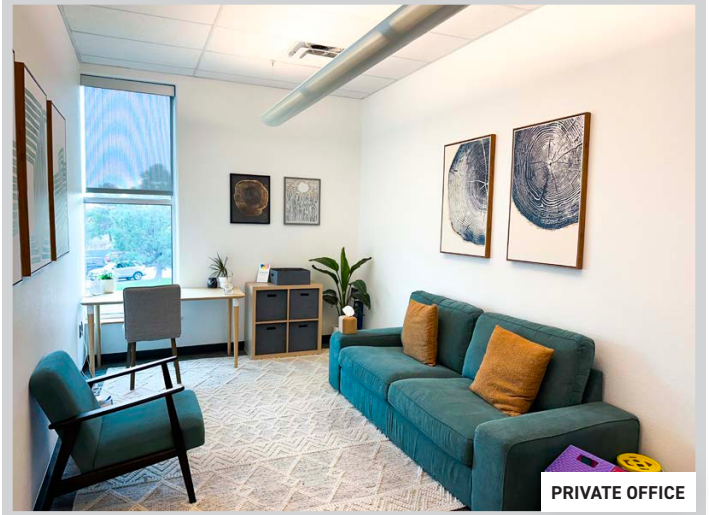
= Leased Warehouse Area
1,192 sq. ft.



© 2026 Gibbons-White, Inc.



KITCHEN/BREAK AREA



PRIVATE OFFICE



RECEPTION AREA



PROPERTY LINE

Downtown Denver	17 miles
Downtown Boulder	19 miles
Downtown Golden	6 miles
Denver Airport	33 miles
Rocky Mtn Airport	11 miles

