



ARVADA OFFICE SPACE FOR LEASE

LEASE RATE: \$475 - \$1,906 / MONTH

Office Space: 251 - 1,204 SF

PROPERTY OVERVIEW:

Building Type:	Medical/Executive Office
Year Built:	1986
Year Updated:	Actively as-needed
Building Size:	10,349 SF
Office Park:	Aspen Business Park

PROPERTY FEATURES:

- Actively renovated and attractive office features
- Excellent frontage on Ward Rd vs other buildings in complex
- 5 min walk to RTD FasTracks Gold Line at the Ward Rd Station

LEASE AND BUILDING SERVICES:

The building is pristinely maintained and offers modern spaces for tenants while fronting busy Ward Road. The lease is a standard Full Service Gross format which includes 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

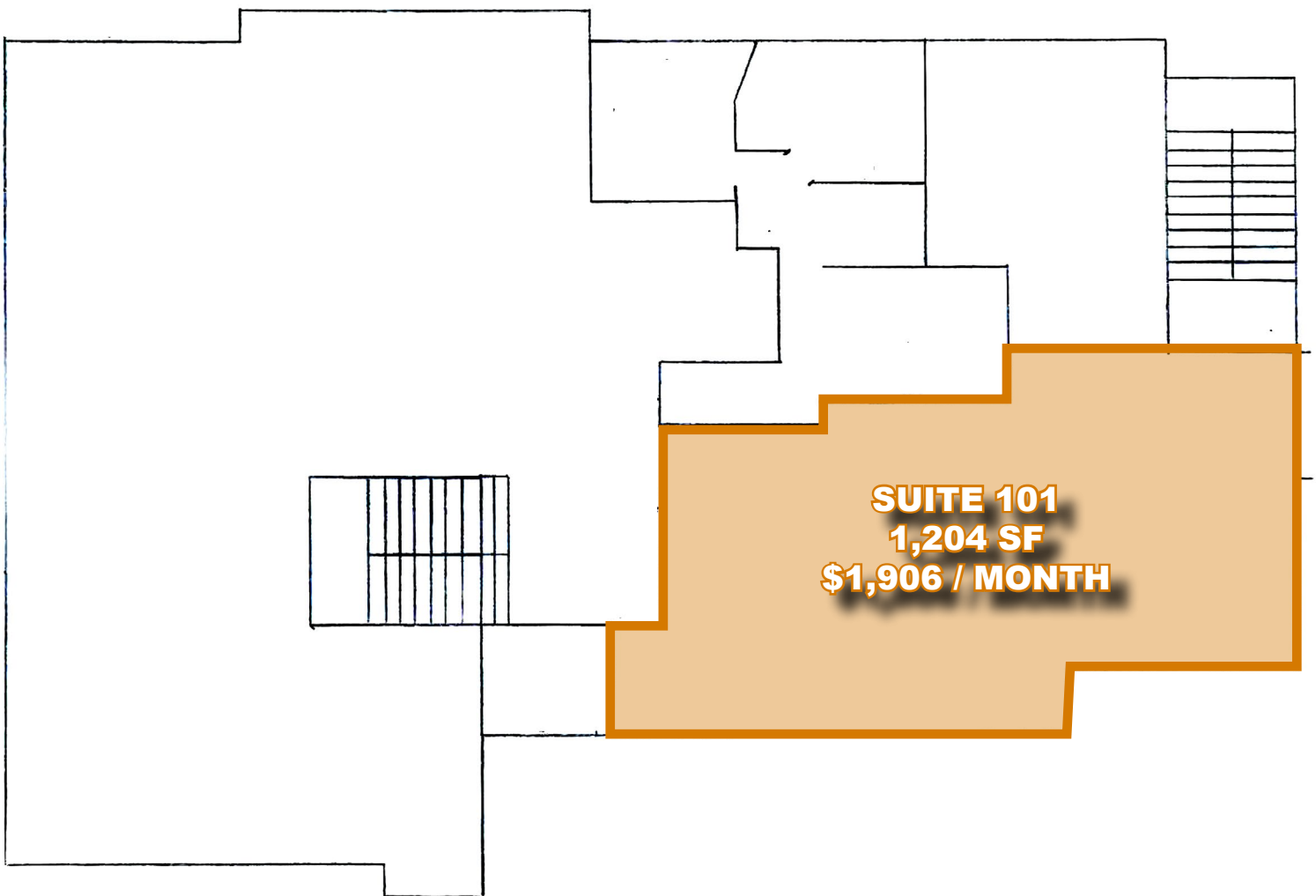
Vice President

303.407.9784

CSandberg@PinnacleREA.com

First Floor

Suite 101: 1,204 RSF Available: \$1,906 / Month



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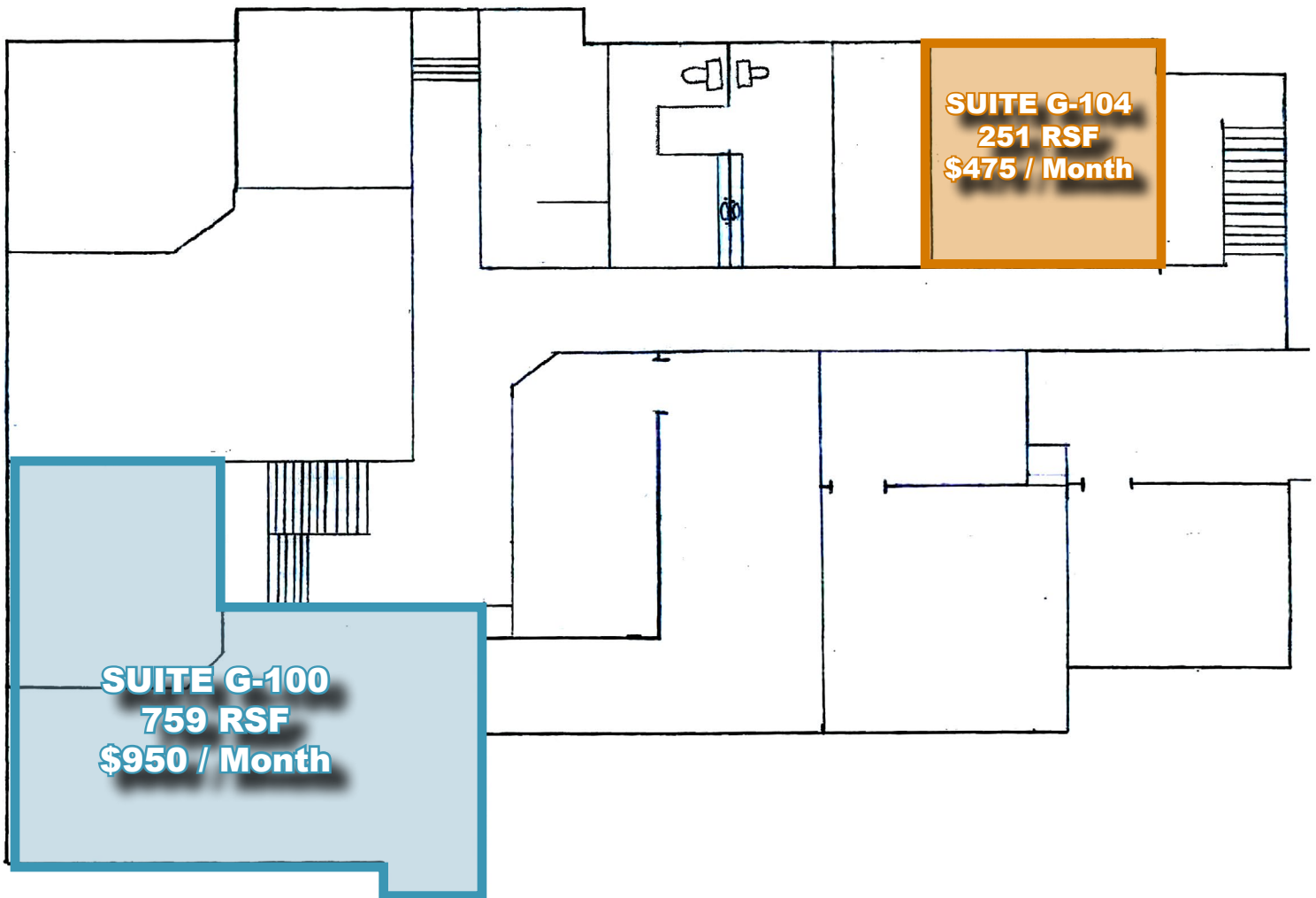
Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

Ground Floor

Suite G-100: 759 RSF Available: \$950 / Month

Suite G-104: 251 RSF Available: \$475 / Month



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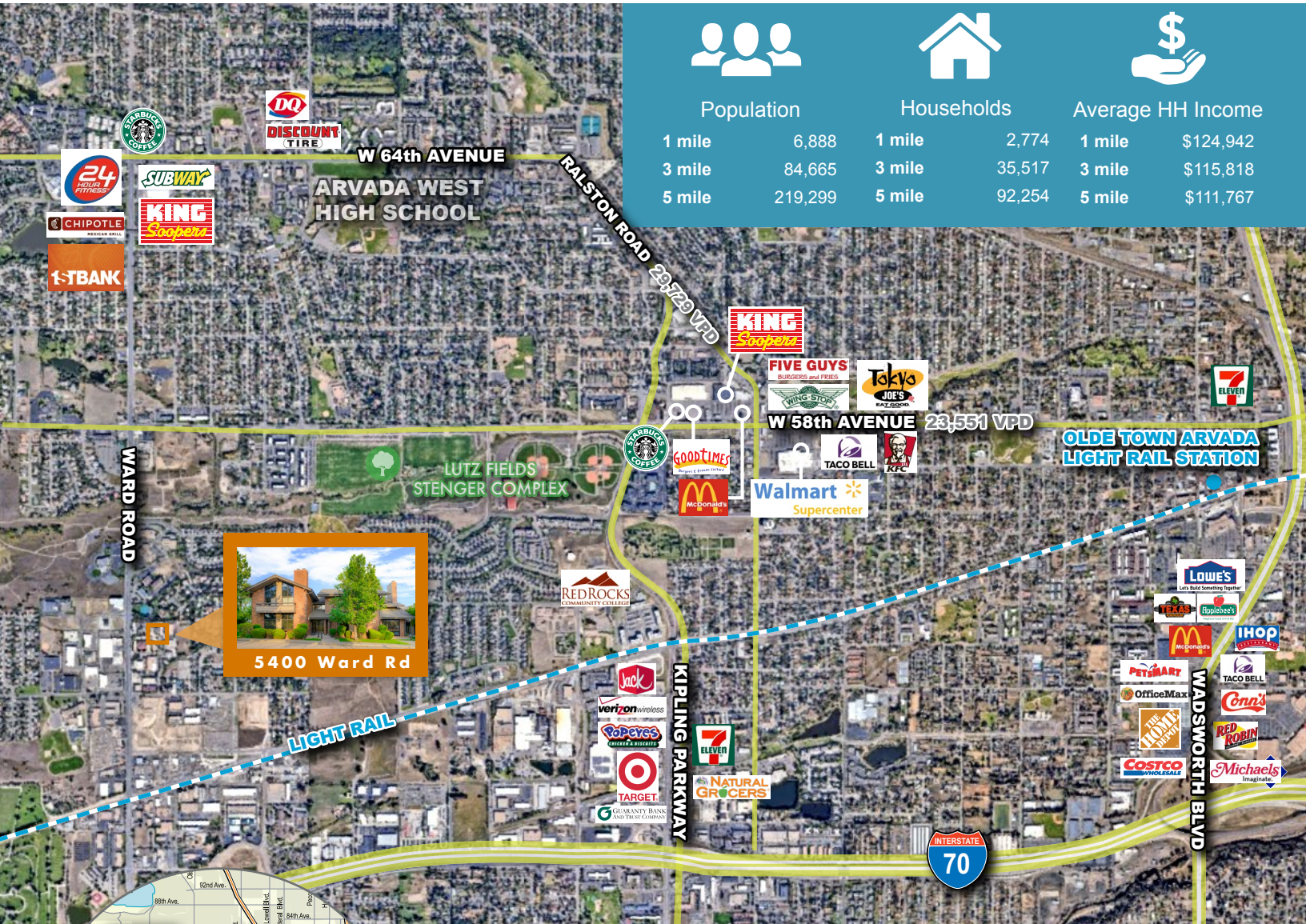
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AREA DESCRIPTION:

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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