

**NOW AVAILABLE!**

# NOW LEASING

## Office / Warehouse

Located in Arvada, Colorado, this large office / warehouse space is perfect for a variety of businesses.

- ✓ Approximately 11,500 SF
- ✓ Annual lease rate: \$15.00/SF
- ✓ Parking: 2.8:1,000
- ✓ Term: flexible
- ✓ Clear height: 16 FT
- ✓ Loading: 1 dock, 3 drive-ins
- ✓ Automatic fire sprinkler system

**6240 W 54th Avenue**  
**Arvada, CO 80002**

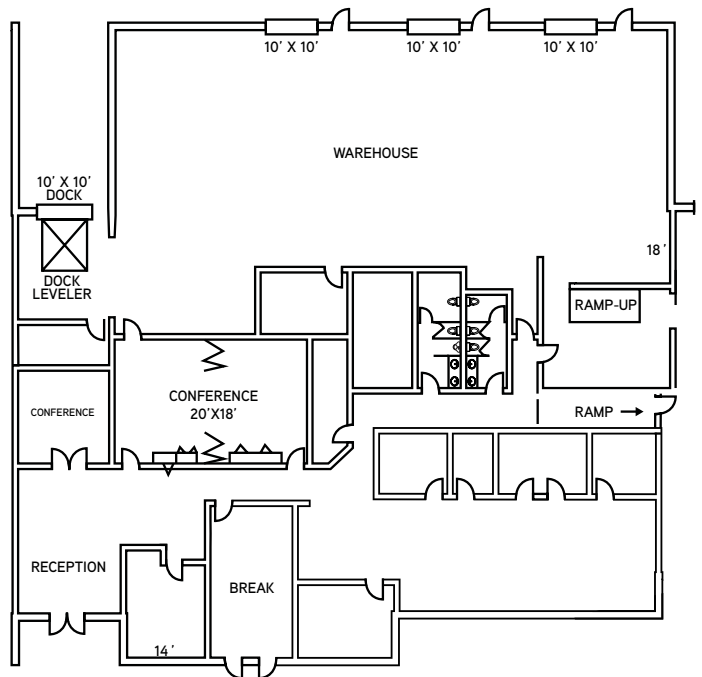


## About this property

Step into a clean, well-maintained, and highly functional environment. The flexible configuration can easily accommodate a range of operational needs while maintaining a polished, professional feel.

## Highlights

- Class A office finishes.
- Dock and drive-in loading.
- Easy access to I-70.
- Jefferson County Enterprise Zone offers potential tax benefits.
- Energy-efficient solar upgrade to lower utility costs.



**For tours & inquiries: 720-432-6733 • 6240@evo-lite.com**