



ARVADA OFFICE SPACE FOR LEASE

134-1,663 SF Available

Medical & Professional Suites with TI Package
Lease Type: Modified Gross (Expense Stop)

Property Features:

- 100 On-Site Surface Parking Spots
- Prime Location on a Street With 30,085 Vehicles Per Day
- Interior Atrium
- Very Secure Building
- Brand New Suites, HVAC, and Fixtures

Available

| Suite | Size | Rate |
|------------------------------------|-----------|------------|
| <u>Suite 102-1</u> | 134 RSF | \$224/mo |
| <u>Suite 108</u> | 1,096 RSF | \$1,827/mo |
| <u>Suite 110</u> | 1,536 RSF | \$2,176/mo |
| <u>Suite 202</u> | 1,663 RSF | \$2,356/mo |
| <u>Suite 206</u> | 545 RSF | \$772/mo |
| <u>Suite 305</u> | 352 RSF | \$470/mo |
| <u>Suite 306</u> | 936 RSF | \$1,248/mo |

For more information, please contact:

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COREY SANDBERG

Vice President

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Lower Level



Available

| Suite | Size | Rate |
|-----------------------------|-----------|------------|
| Suite 102-1 | 134 RSF | \$224/mo |
| Suite 108 | 1,096 RSF | \$1,827/mo |
| Suite 110 | 1,536 RSF | \$2,176/mo |

*Rates are for minimum 3 year lease

For more information, please contact:

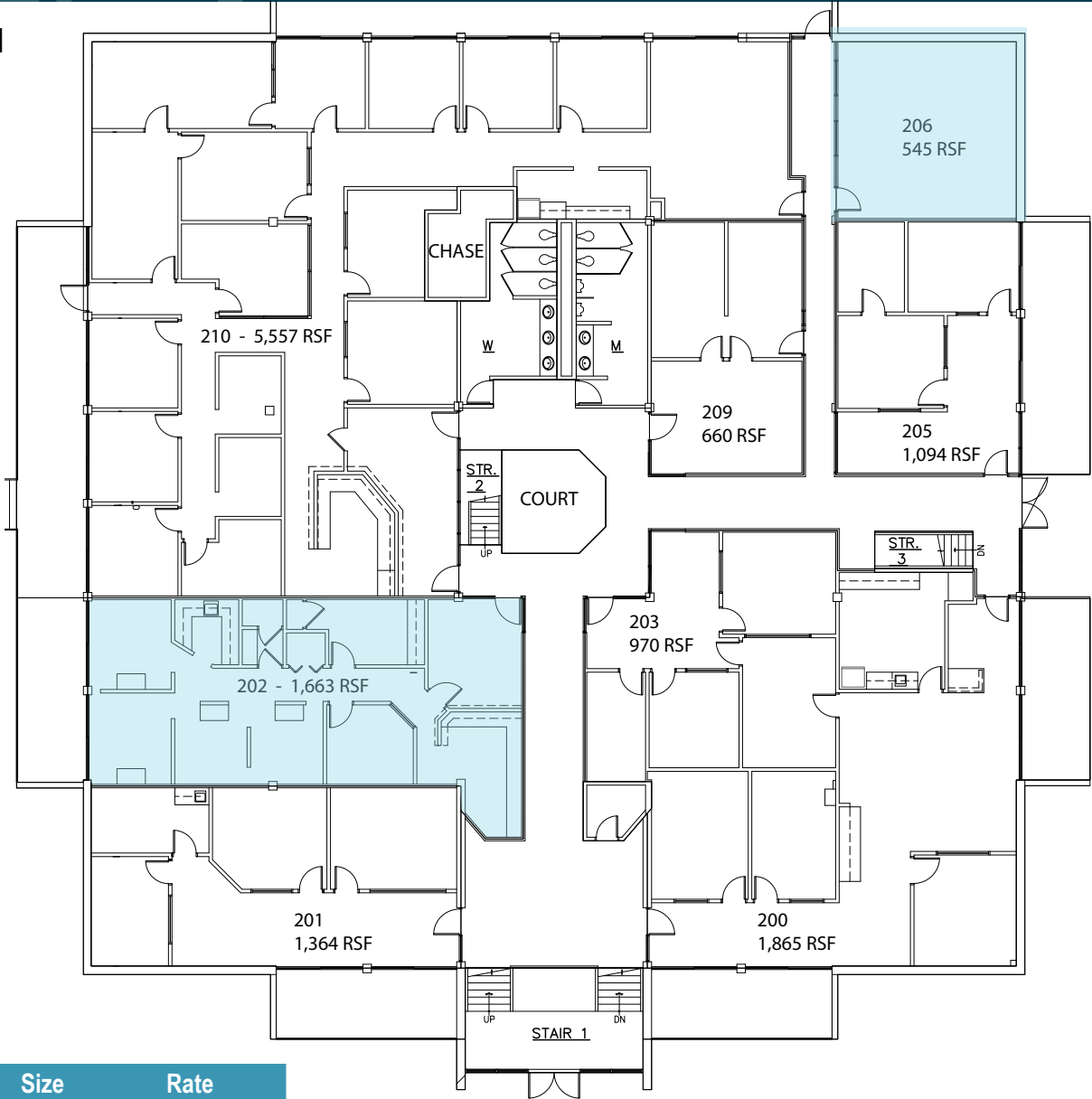
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Pinnacle Real Estate Advisors, LLC

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

Main Level



Available

| Suite | Size | Rate |
|---------------------------|-----------|------------|
| Suite 202 | 1,663 RSF | \$2,356/mo |
| Suite 206 | 545 RSF | \$772/mo |

**Rates are for minimum 3 year lease*

For more information, please contact:

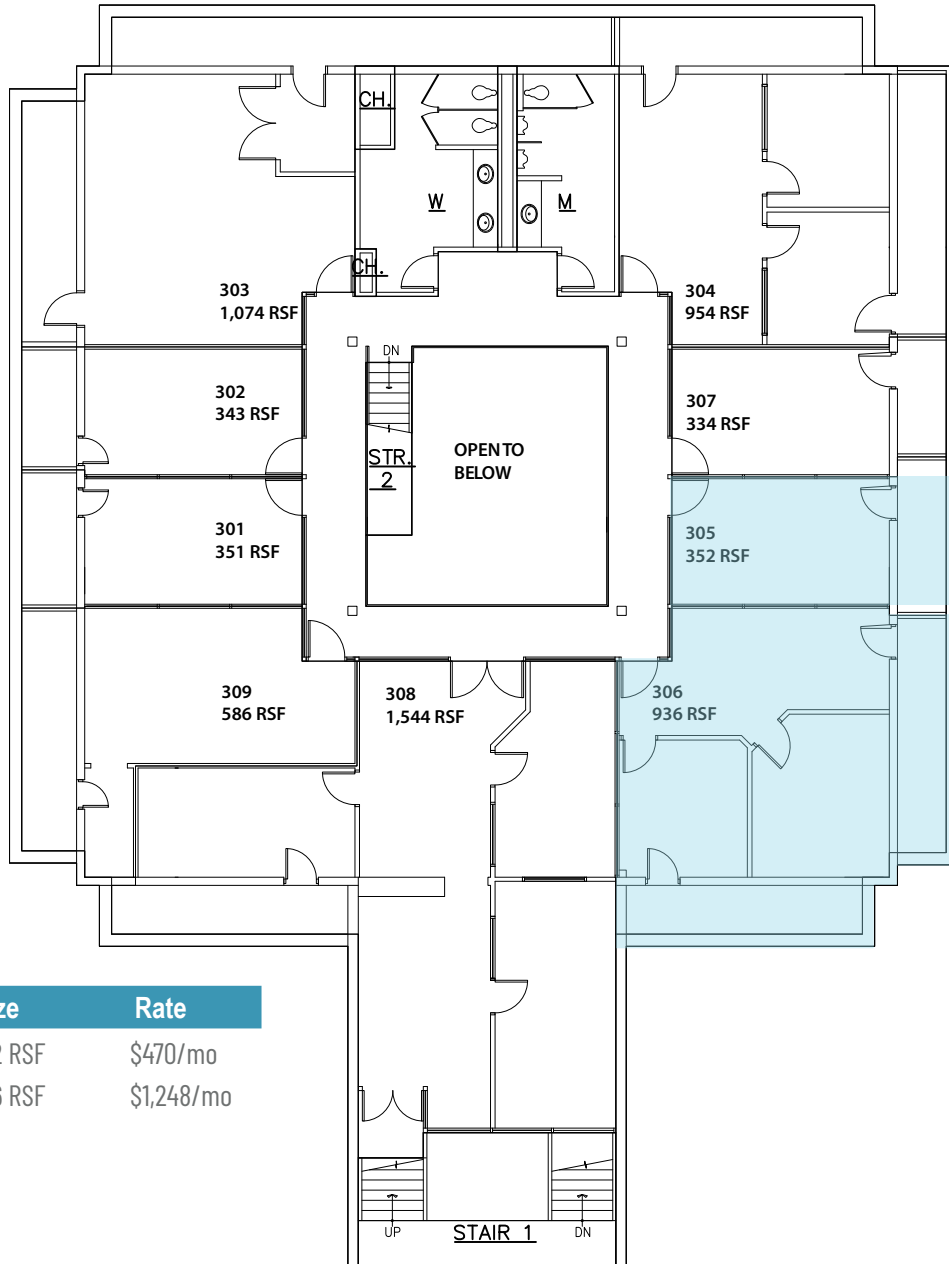
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Third Level



Available

| Suite | Size | Rate |
|---------------------------|---------|------------|
| Suite 305 | 352 RSF | \$470/mo |
| Suite 306 | 936 RSF | \$1,248/mo |

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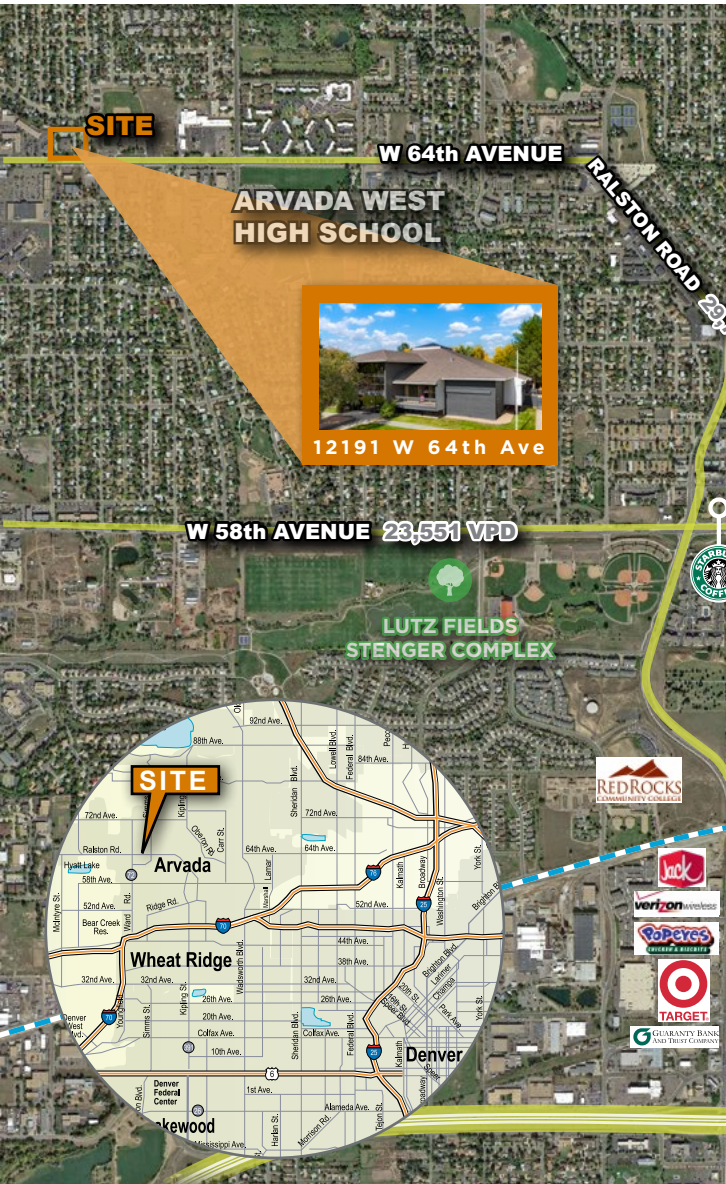
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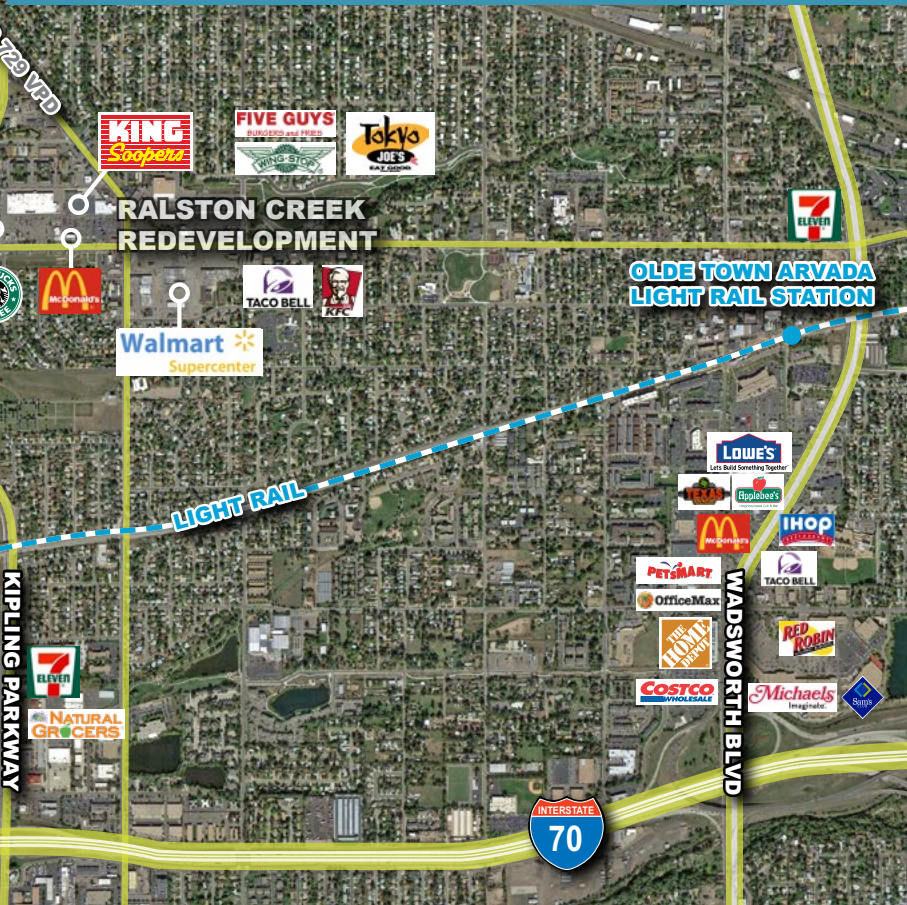
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Property Overview

Building Type: Office
Year Built: 1977
Total Lot Area: 1.67 Acres
Building Size: 29,139 SF



| |  |  |  |
|--------|---|---|---|
| | Population | Households | Average HH Income |
| 1 mile | 16,254 | 6,544 | \$113,810 |
| 3 mile | 89,075 | 36,439 | \$121,430 |
| 5 mile | 208,391 | 85,303 | \$115,864 |



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