



KW COMMERCIAL

FOR LEASE

Versatile Office Space in the Heart of Arvada

950 SF Available Now

OFFICE FOR LEASE | 5960 JAY STREET | ARVADA, CO

Exclusively Listed by

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Each Office is Independently Owned and Operated
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TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
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Property Summary



Property Summary

Address1:	5960 Jay Street Arvada,
Address2:	CO 80003
Available SF:	950
Lease Rate:	\$11.50 SF
Lease Term:	Negotiable
Lot Size:	47,916 SF
NNN:	\$6.71 SF
Parking:	Surface
Year Built:	1986
Zoning:	IL Industrial,I-1

Property Overview

Property Highlights:

- Flexible space ideal for office, showroom, R&D, or small-scale manufacturing.
- Conference Room: 19' x 13' for team meetings or client presentations.
- Coworking Area: 39.5' x 16' open-plan space for collaboration.
- Excellent access: Just off 60th Ave & Sheridan Blvd, minutes to I-76, Downtown Denver, and the Front Range.

Why This Space?

This unit is designed to support a variety of uses—from professional offices and collaborative coworking to light industrial and R&D. The combination of private office, conference room, provides flexibility for businesses that need both administrative and operational functions under one roof.

Community & Growth:

Arvada has seen significant redevelopment and investment in recent years, with the Olde Town Arvada district serving as a hub for culture, dining, and entertainment. The city's commitment to infrastructure and business-friendly policies makes it an attractive location for companies seeking long-term growth. Its blend of suburban comfort and urban convenience appeals to both employees and clients.

Location Overview

Location Advantage

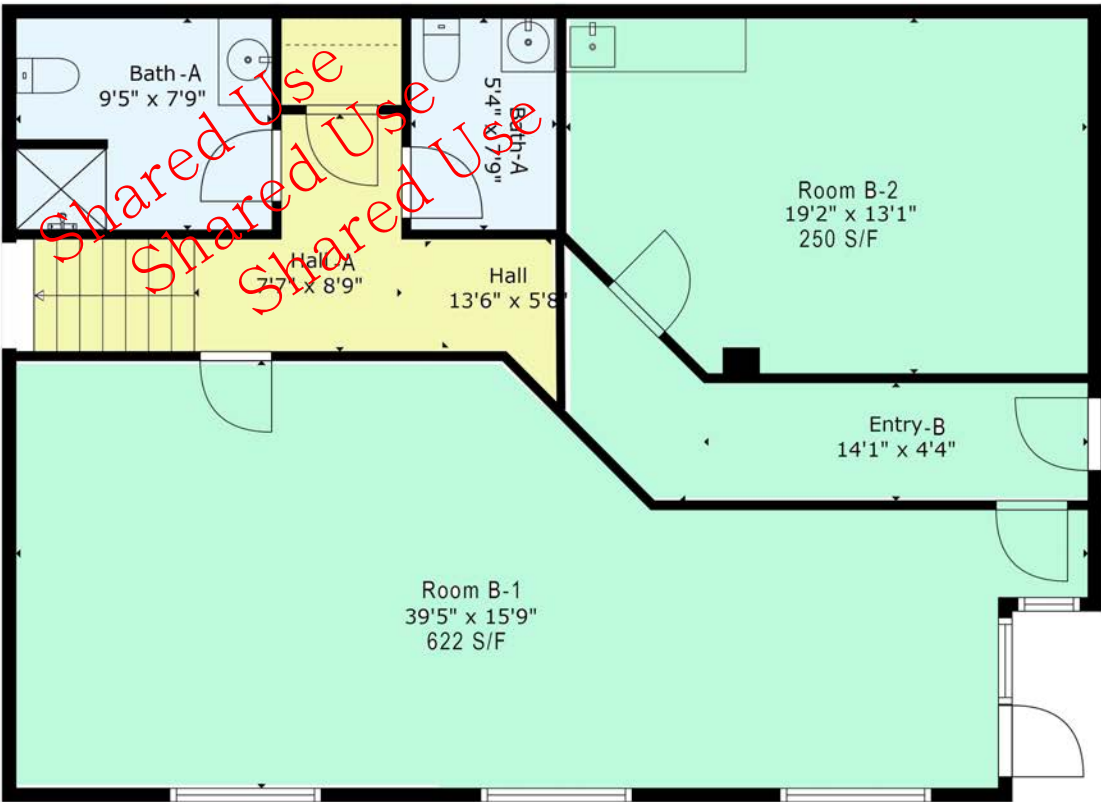
Situated in the heart of Arvada, this property offers the perfect blend of accessibility and community. Arvada is one of the Denver metro area's fastest-growing cities, known for its vibrant mix of residential neighborhoods, thriving small businesses, and strong demographics. With a population exceeding 120,000, Arvada boasts a highly educated workforce and a balanced mix of families, professionals, and entrepreneurs.

The property is located near established commercial corridors and revitalized districts, offering proximity to retail, dining, and services. The neighborhood around Jay Street is well-connected, with Sheridan Boulevard serving as a major north-south artery and quick access to I-76 ensuring seamless distribution and commuting.

Property Photos



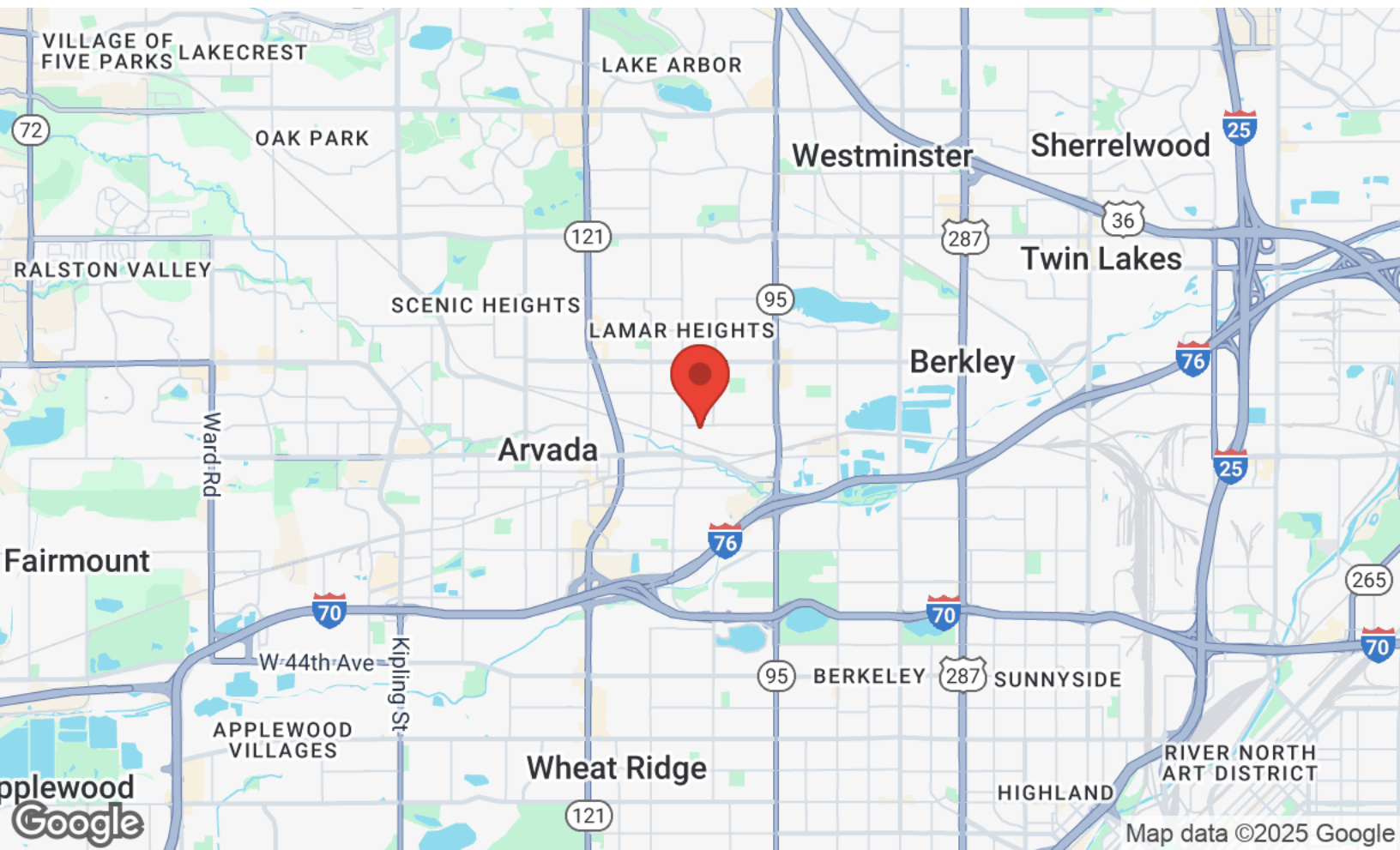
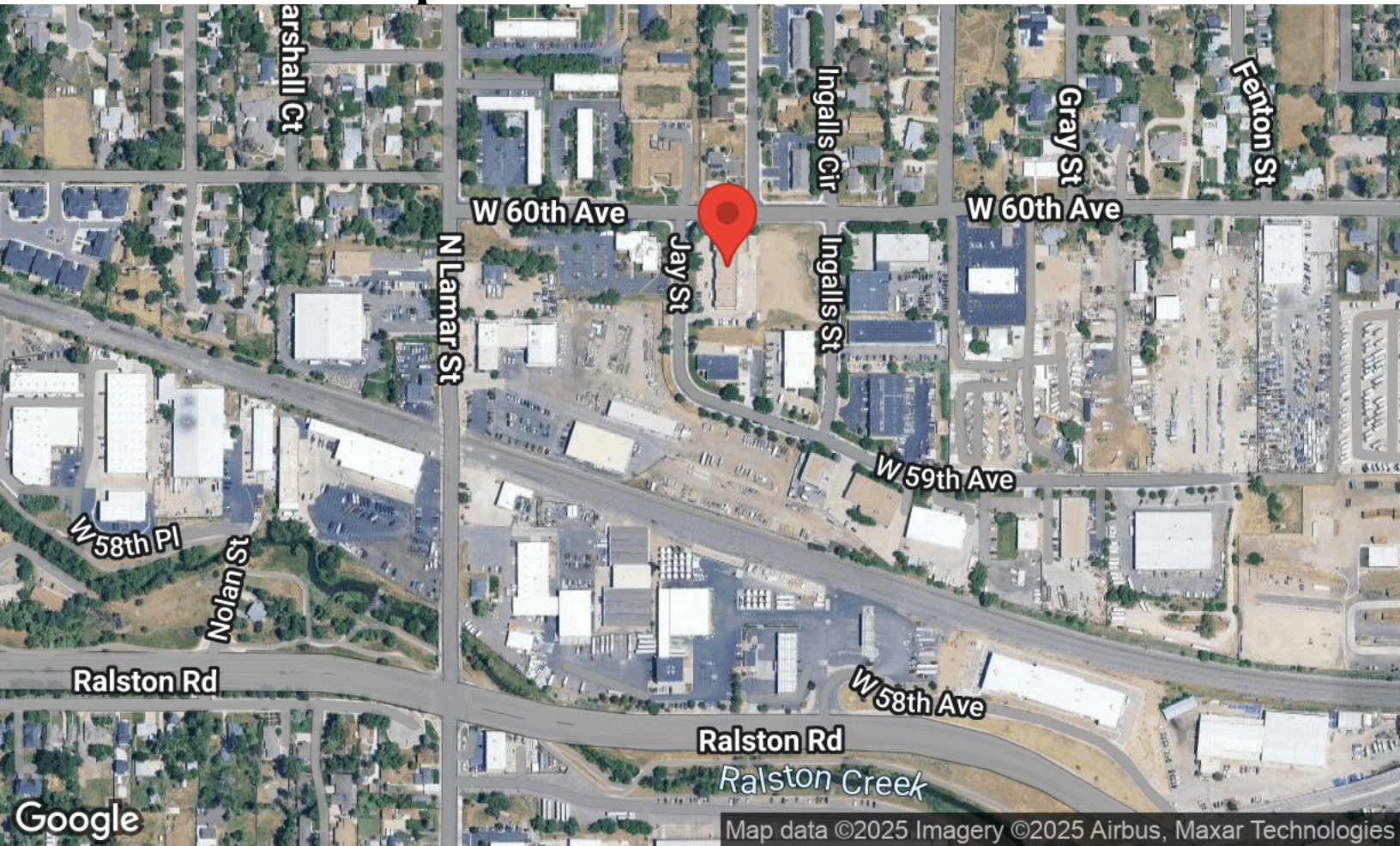
Property Photos



Suite B = 950 S/ F (Aproximately)



Location Maps



Office, Warehouse & Showroom Prime Arvada Location

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