



6275 Joyce Drive

Arvada, CO

Office & Storage Space Available in West Arvada / Golden

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Property Info & Gallery

View Map

Available Office Space	4,204 - 10,245 sq. ft.	\$19.00 \$16.00 NNN
Storage	400 sq. ft.	\$400 / Month Gross
Expenses / sq. ft. (2026)		\$11.00*

**Not Including Utilities*

- **Year One Introductory Rate of \$16 NNN for a 3-Year or Longer Term**
- 2nd Floor Office Remodeled with Class A Finishes & Amenities
- Featuring Reception Area, Lounge, Small & Executive-Sized Private Offices, Meeting & Huddle Rooms, Full Kitchen & Restrooms with Showers
- Available Fully Furnished Including IT/AV Equipment, Printer/Copier, Coffee Vending Machine
- Hard-Wired High-Speed Fiber Internet & Heavy Power
- Divisible as Shown or Customized Split, Open to Some Office Demo
- Outdoor Storage Building Also Available - \$400/Month
- Hiking/Biking Trails 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
- Conveniently Located with Easy Access to I-70 & I-25
- Space Available 30 Days from Signing; Building Also For Sale ([View Brochure](#))

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BREAK AREA



FULL KITCHEN WITH COFFEE VENDING



PRIVATE OFFICE



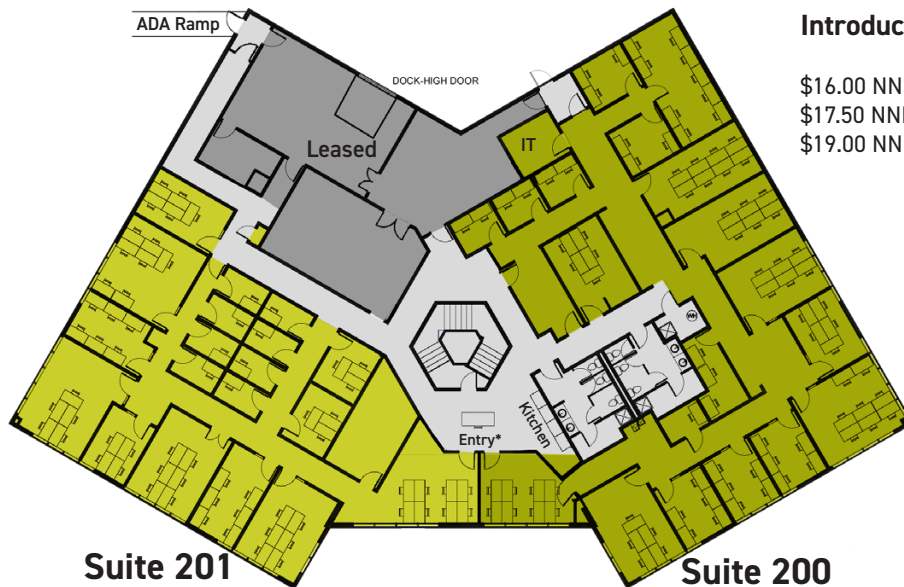
RECEPTION AREA

2nd Floor

Potential Demising

Suite 201: 4,204 sq. ft.

Suite 200: 5,103 sq. ft.



*Staircase & ADA Ramp Entry Only; No Elevator

Introductory Rates

\$16.00 NNN Year One

\$17.50 NNN Year Two

\$19.00 NNN Year Three

