

PRIME FLEX/OFFICE SPACE FOR LEASE

6385-6425 W 52nd. Arvada, CO 80002



PROPERTY HIGHLIGHTS

Position your business in a dynamic and accessible Arvada business park, just minutes from I-70, I-76, Wadsworth, and Sheridan. This professionally managed property offers a flexible mix of office and flexuse opportunities in a clean, well-maintained setting. Surrounded by restaurants, retail centers, and other thriving businesses, it's an ideal location for companies seeking convenience, connectivity, and functionality. Ample parking, responsive management, and proximity to metro Denver make this an easy choice for growing teams.

BUILDING LAYOUT



6385 W 52nd DRIVE

UNIT 2	2,750 RSF	\$13.00/RSF NNN
UNIT 3A	2,276 RSF	\$11.25/RSF NNN
MAX Contiguous	5,026 RSF	

6425 W 52nd DRIVE

UNIT 9	7,339 RSF	\$13.00/RSF NNN
--------	-----------	-----------------

ALL UNIT TERMS

Available	Contact Broker
Expenses(2026)	\$8.78/RSF

Colorado Group

FOR MORE INFORMATION

Jessica Cashmore
Principal/Senior Commercial Broker
303.449.2131 ext 146
jessica@coloradogroup.com

Aaron Baney
Senior Commercial Broker
303.449.2131 ext 166
aaron@coloradogroup.com

© 2025 The Colorado Group, Inc. The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed by The Colorado Group, Inc. Licensed in the State of Colorado.

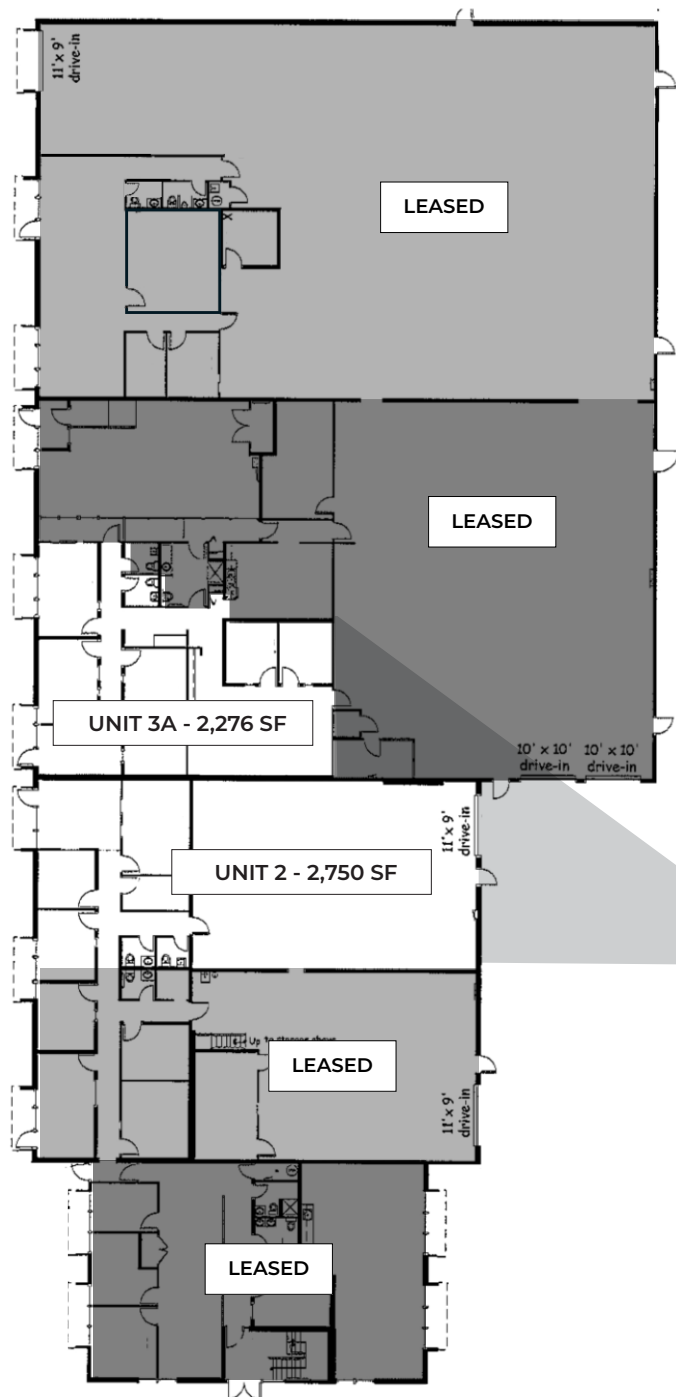
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

PRIME OFFICE & FLEX SPACE FOR LEASE

6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado
Group

BUILDING: 6385



UNIT 3A - 2,276 SF

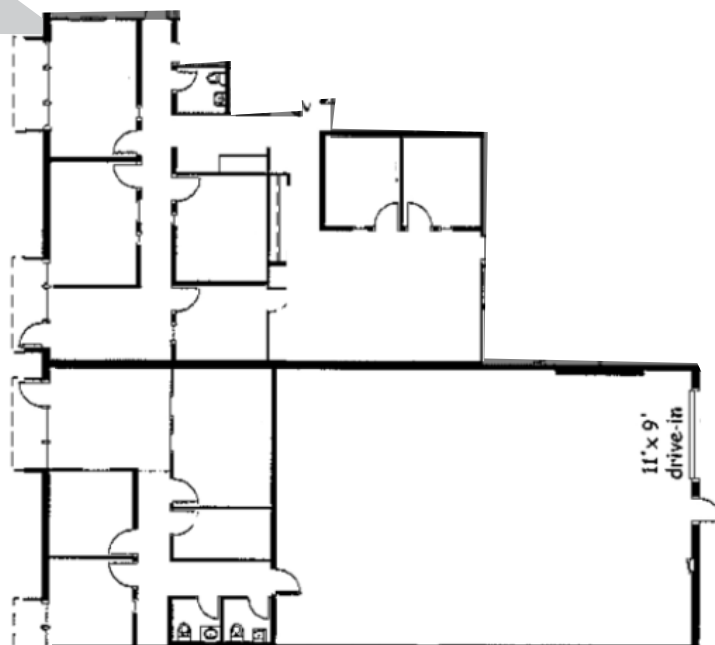
Unit 3A - This 2,276 SF space has newer renovated office buildout with 4 large private offices or conference room, restroom, open bullpen and kitchenette.

UNIT 2 - 2,750 SF

Unit 2 - This 2,750 SF space features 980 SF of well-maintained office space and 1,770 SF of warehouse space with one overhead door. Can be combined with neighboring 3A for additional office space.

UNIT 2 & 3A - 5,025 SF

Units 2 & 3A can be combined for a total of 5,026 SF (3,256 SF office, 1,770 SF warehouse)



For a complete disclaimer, please see page one of this brochure.

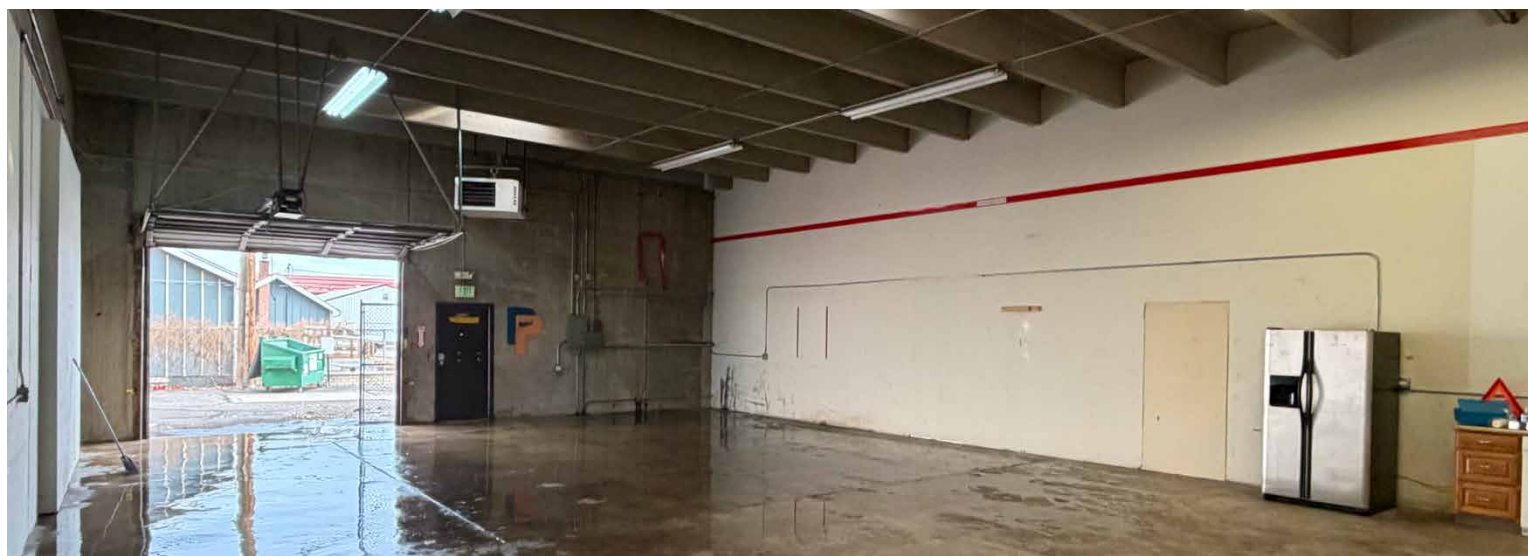
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

PRIME OFFICE & FLEX SPACE FOR LEASE

6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado
Group

UNIT 2



For a complete disclaimer, please see page one of this brochure.

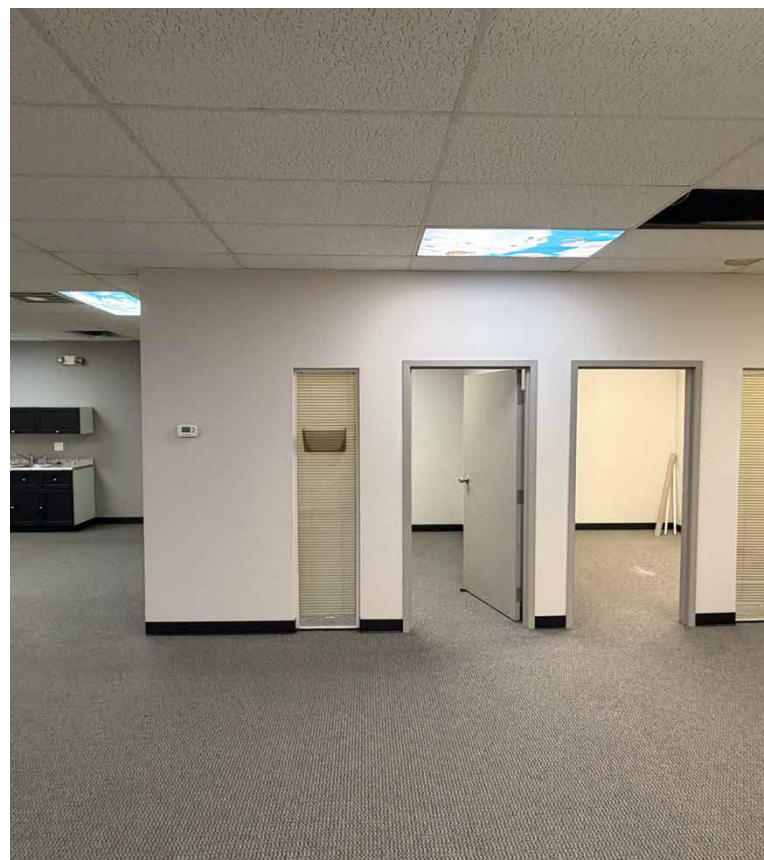
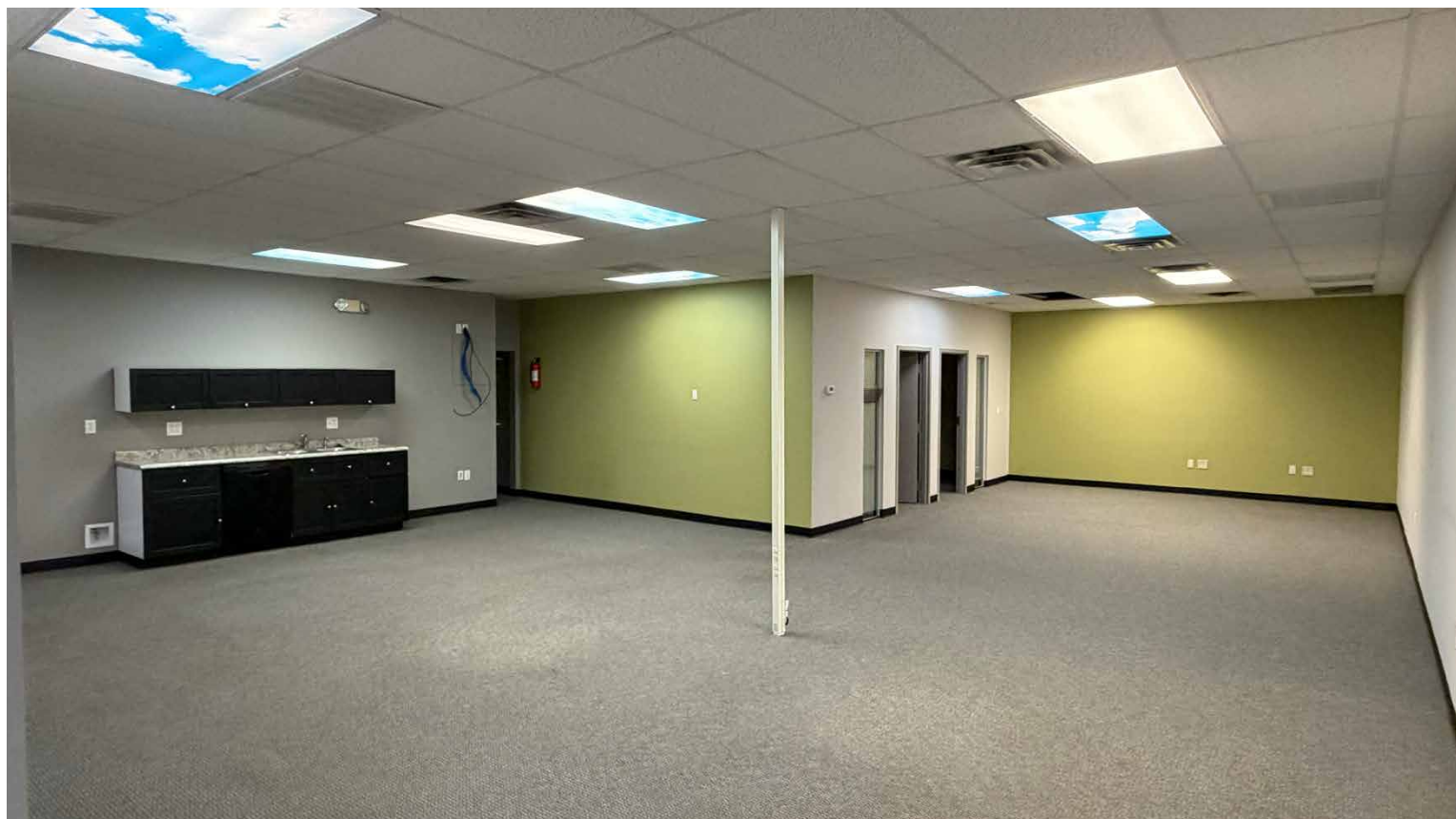
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

PRIME OFFICE & FLEX SPACE FOR LEASE

6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado
Group

UNIT 3A



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

PRIME OFFICE & FLEX SPACE FOR LEASE

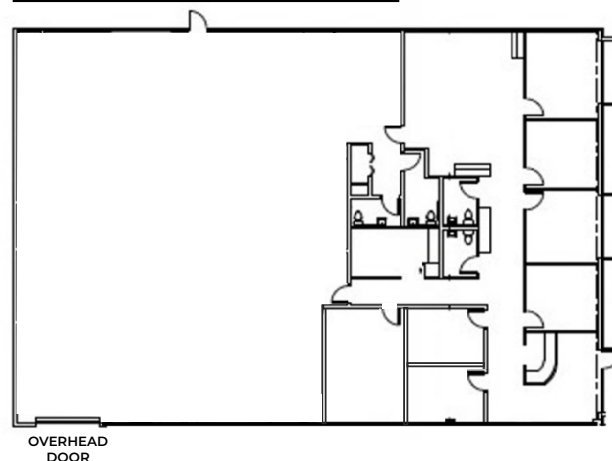
6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado
Group

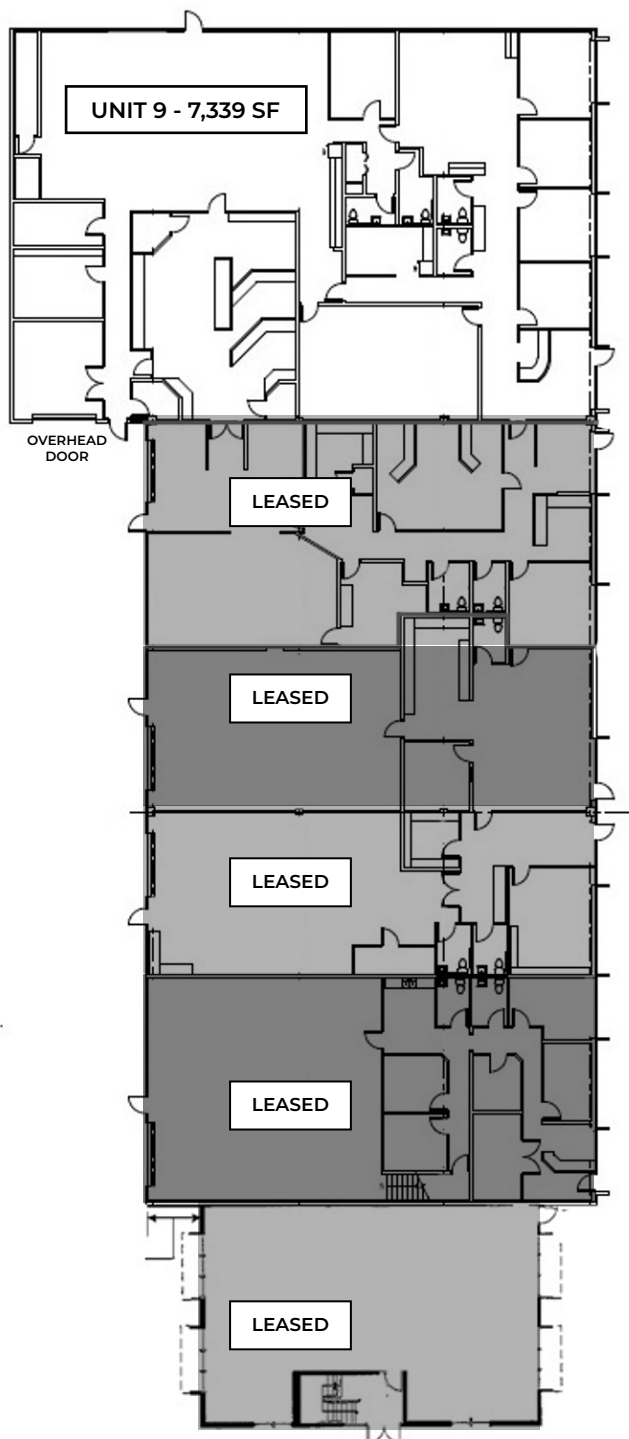
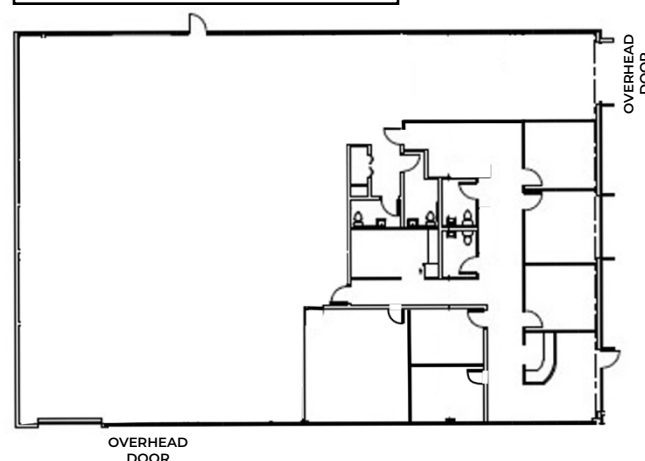
BUILDING: 6425

Unit 9 - Primarily office buildout. Landlord willing to demo if more warehouse needed. 4 bathrooms, 5 offices, 3 training rooms or bullpens, breakroom, reception, One drive-in door.

Potential Demising Option #1



Potential Demising Option #2



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

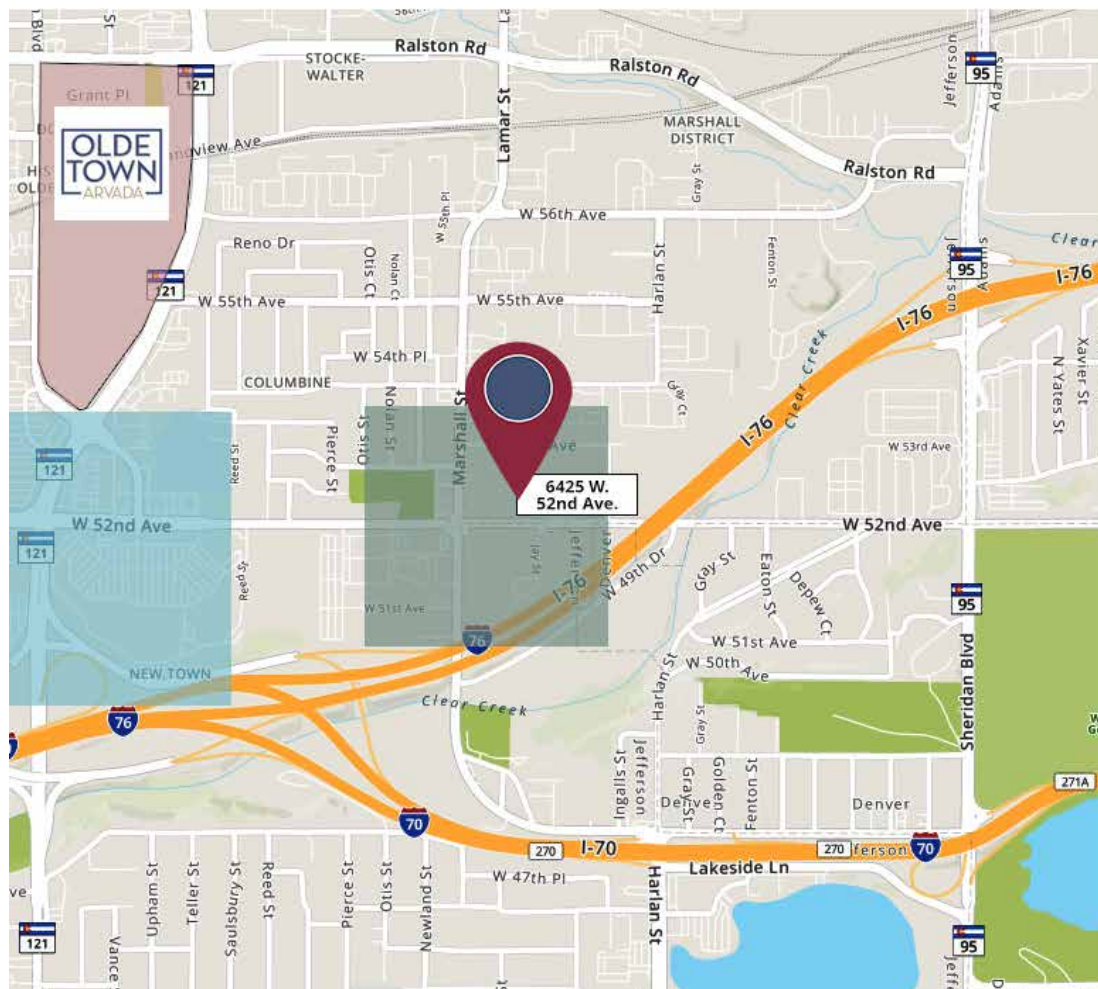
PRIME OFFICE & FLEX SPACE FOR LEASE

6385-6425 West 52nd Ave. Arvada, CO 80002

Colorado
Group



PROPERTY LOCATION



For a complete disclaimer, please see page one of this brochure.

