



# Versatile Flex Space in the Heart of Arvada

## 2,501 SF Available Now

FLEX/OFFICE/LIGHT INDUSTRIAL FOR LEASE | 5960 JAY STREET | ARVADA, CO

Exclusively Listed by

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# Property Summary



## Property Summary

Address1:	5960 Jay Street Arvada,
Address2:	CO 80003
Available SF:	950-2,501(Dividable)
Building SF:	16,000
Drive In Doors:	10'X 10'
Lease Rate:	\$11.50 SF
Lease Term:	Negotiable
Lot Size: NNN:	47,916 SF
Parking:	\$6.71 SF
Warehouse S	Surface
F: Year Built:	1,215
Zoning:	1986
	IL Industrial,I-1 (Light Indus

## Property Overview

### Property Highlights:

- Flexible space ideal for office, showroom, R&D, or small-scale manufacturing.
- Warehouse: 27' x 53' with 10' x 10' drive-in door for convenient loading/unloading.
- Office: 12.5' x 16' private office space.
- 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, and warehouse space 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

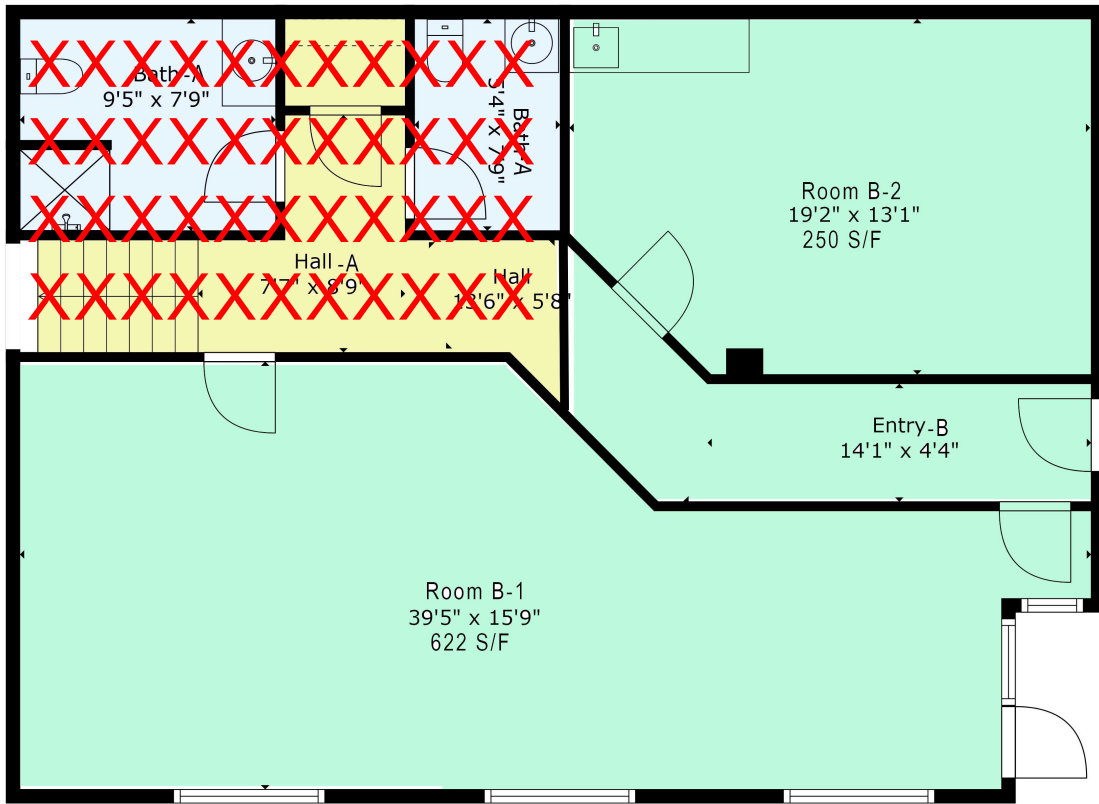
Situated in the heart of Arvada, this property offers the perfect blend of accessibility and community. Arvada is one of the Denver metro area's fastest-growing cities, known for its vibrant mix of residential neighborhoods, thriving small businesses, and strong demographics. With a population exceeding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

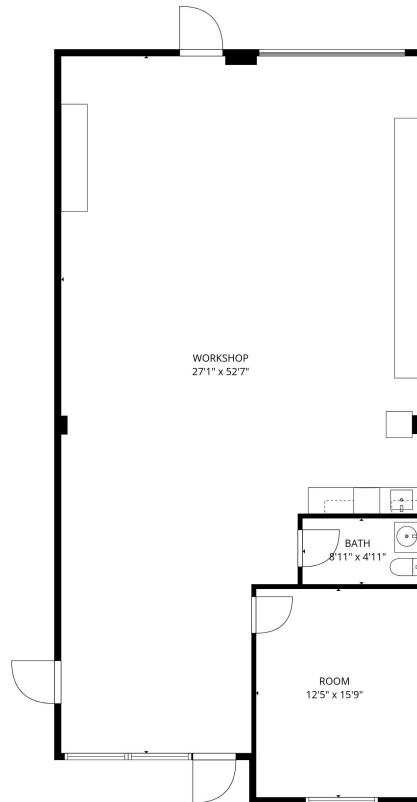
# Property Photos



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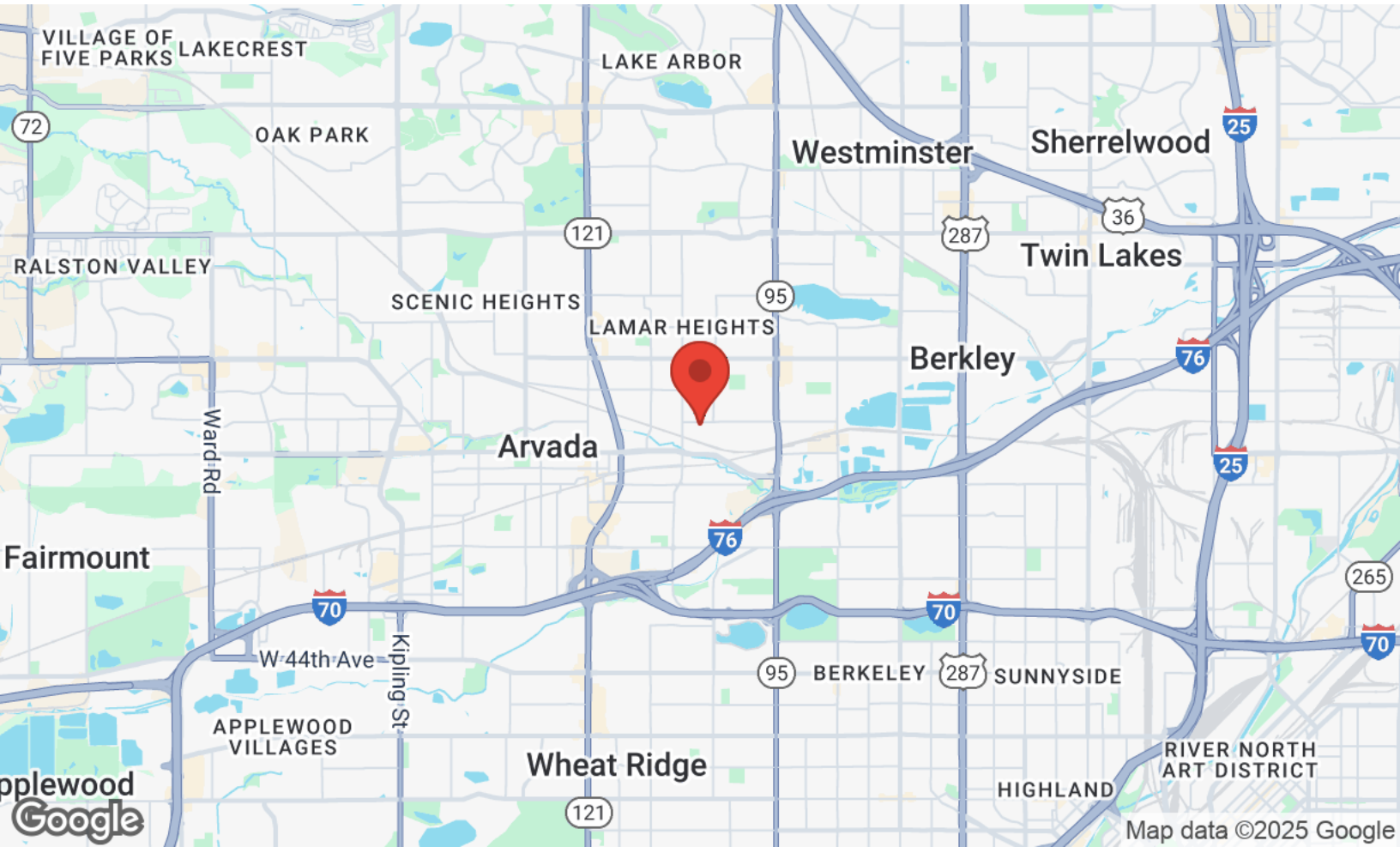
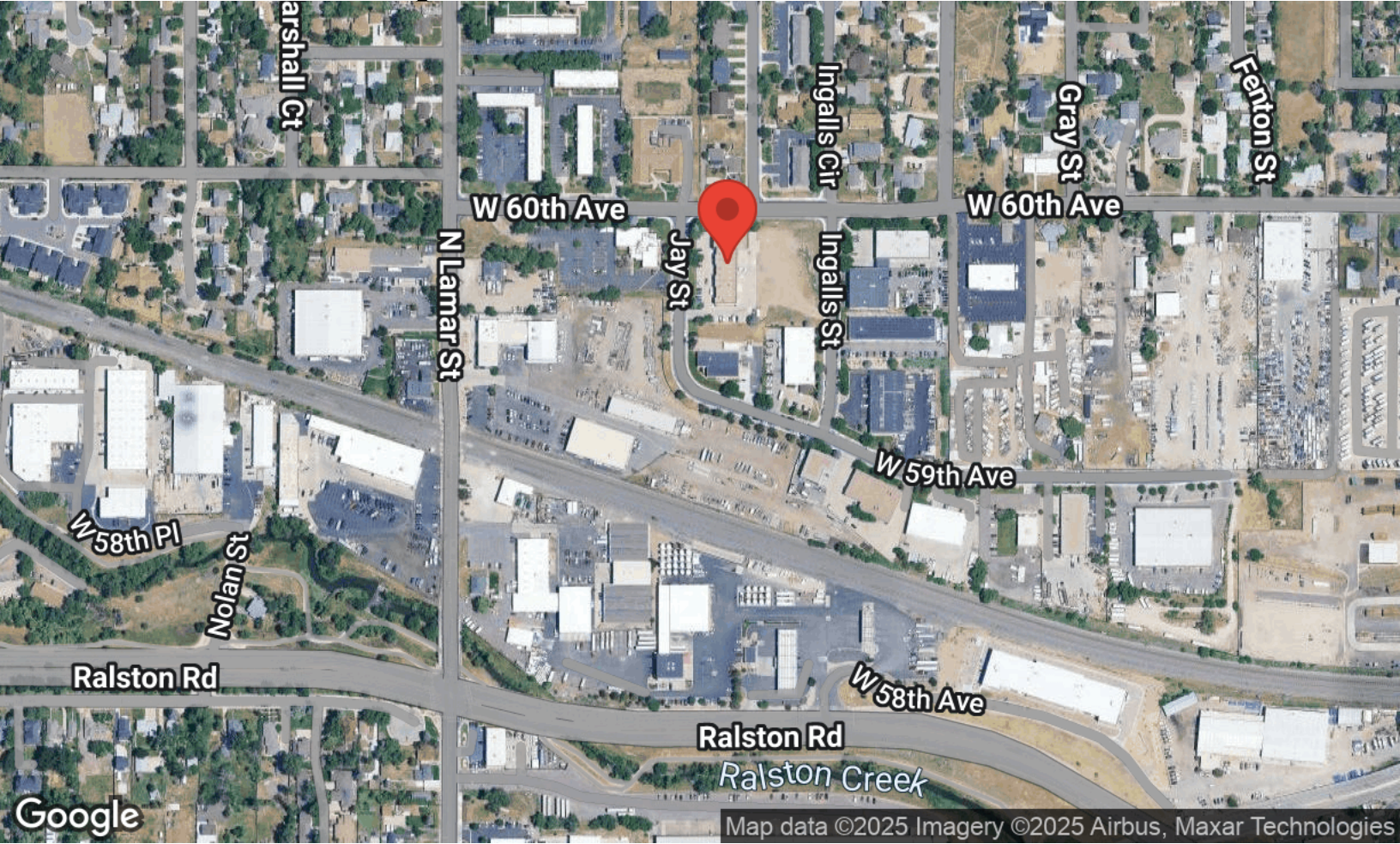


Suite B = 950 S/ F (Approximately)



**TOTAL: 253 sq. ft**  
 1st floor: 253 sq. ft  
 EXCLUDED AREAS: WORKSHOP: 1214 sq. ft, WALLS: 84 sq. ft

# Location Maps



# Office, Warehouse & Showroom Prime Arvada Location

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