

**16205 W. 64<sup>th</sup> Ave**  
Arvada, CO 80007

**MEDICAL OFFICE FOR LEASE**



**CENTERLAND**  
**PROPERTIES, INC.**  
LAND DEVELOPMENT PROPERTY MANAGEMENT

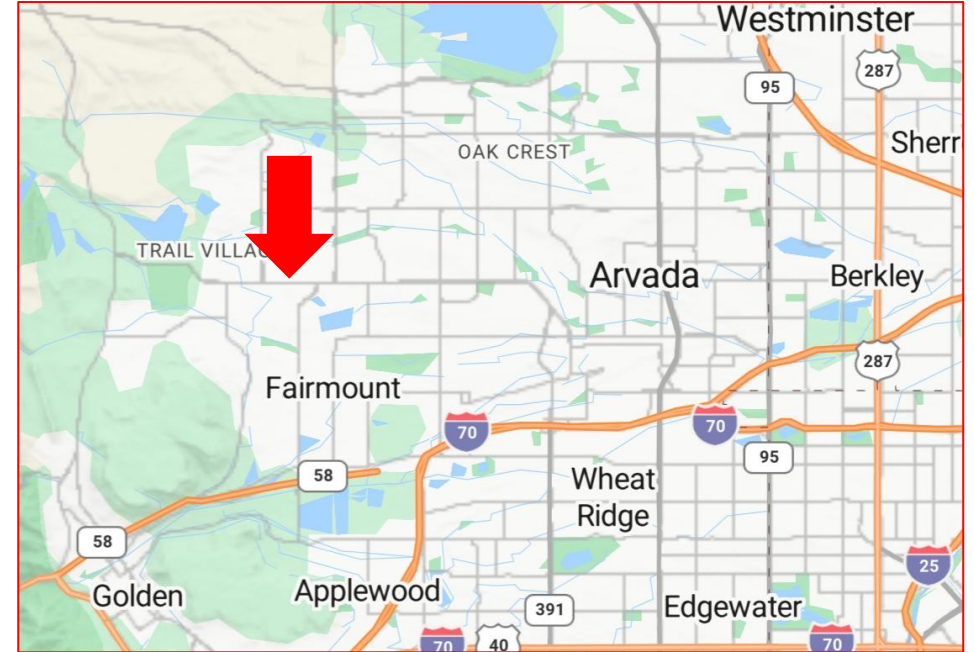
**For More Information:**  
**303 288 3874**

# PROPERTY INFORMATION

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|                     |                 |
|---------------------|-----------------|
| LEASE RATE:         | Negotiable      |
| OPERATING EXPENSES: | \$13.01/SF EST. |
| UNIT SIZE:          | 640SF           |
| BUILDING RBA:       | 12,354 SF       |

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## LOCATION HIGHLIGHTS

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- **Strong Demographics** Average household income of \$159,300 within a 2-mile radius.
- **Dense Residential Base** Approximately 50,000 households within a 5-mile radius

