



6870 WEST 52ND AVENUE Arvada, Colorado 80002



PROPERTY FEATURES

- Mountain & Lake Views
- Ready-to-Rent Condition
- Excellent Access to I-70 & Wadsworth Blvd
- Proximity to Downtown & Mountain Communities
- Close Proximity to Retail Amenities

PROPERTY SPECIFICATIONS

Available:	Suite A	4,885 RSF - 2nd Floor
Lease Rate:		\$19.50/RSF Gross
Building Type:		Class A Office
Parking:		5/1,000 RSF
Building Size:		58,592 RSF
YOC:		1999

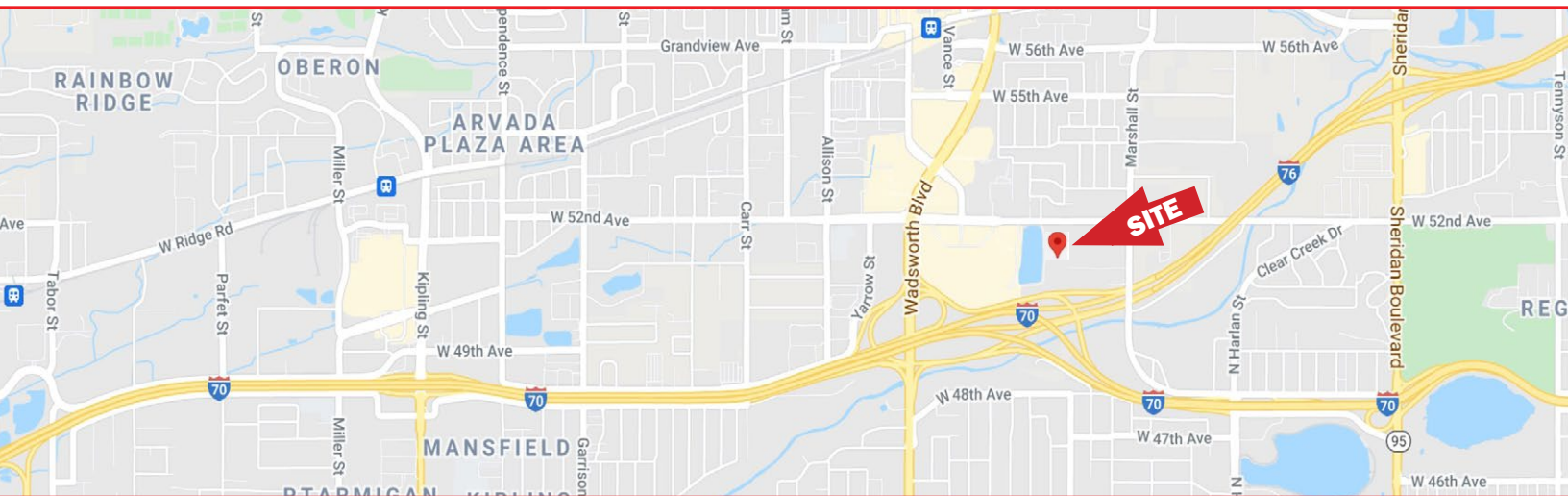
FOR MORE INFORMATION CONTACT:

JAMIE MACBETH

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WILLIAM NETWAL

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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