

**7850 VANCE DRIVE**  
Arvada, Colorado 80003



### PROPERTY FEATURES

- Numerous Nearby Shopping Amenities
- After-Hours Card Key Access
- Patio and Balcony Access
- On-Site Storage
- Abundant Parking
- Recently Remodeled Common Area and Restrooms
- Comcast and CenturyLink Services

### BUILDING SPECIFICATIONS

<b>Building Size:</b>	38,987 SF
<b>Available:</b>	1,360-2,910 RSF
<b>Year Built:</b>	1980
<b>Stories:</b>	Two
<b>Elevator:</b>	Yes
<b>Parking:</b>	4/1,000 SF
<b>Lease Rates:</b>	\$17.50/RSF FSG

**FOR MORE INFORMATION CONTACT:**

**TIM P. ROGERS**

tprogers@gcgcre.com | 720.476.5225

**JAMIE MACBETH**

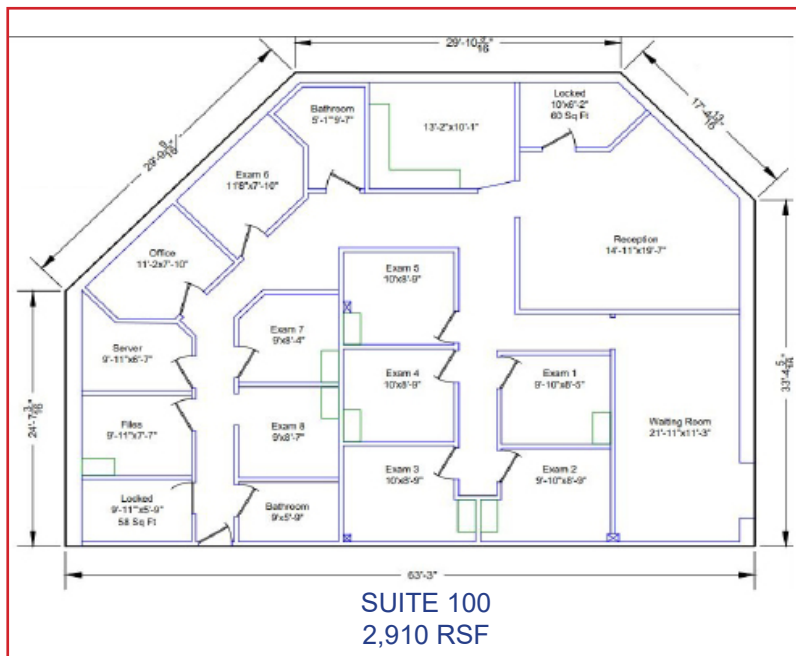
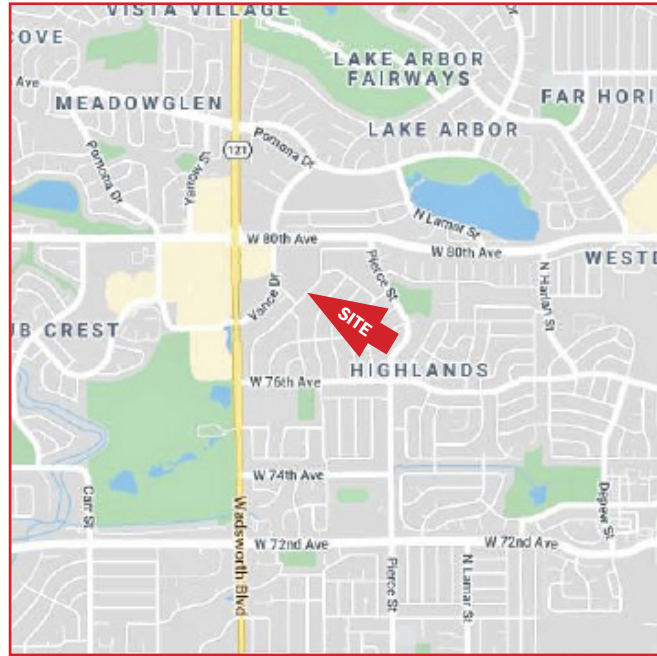
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SUITE	SIZE	CONFIGURATION
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100	2,910 RSF	Nine Exam Rooms, Waiting Room, Reception, File Rooms, Two Bathrooms
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