



**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>	1,136 to 3,672 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**

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**C. JAMIE MACBETH**

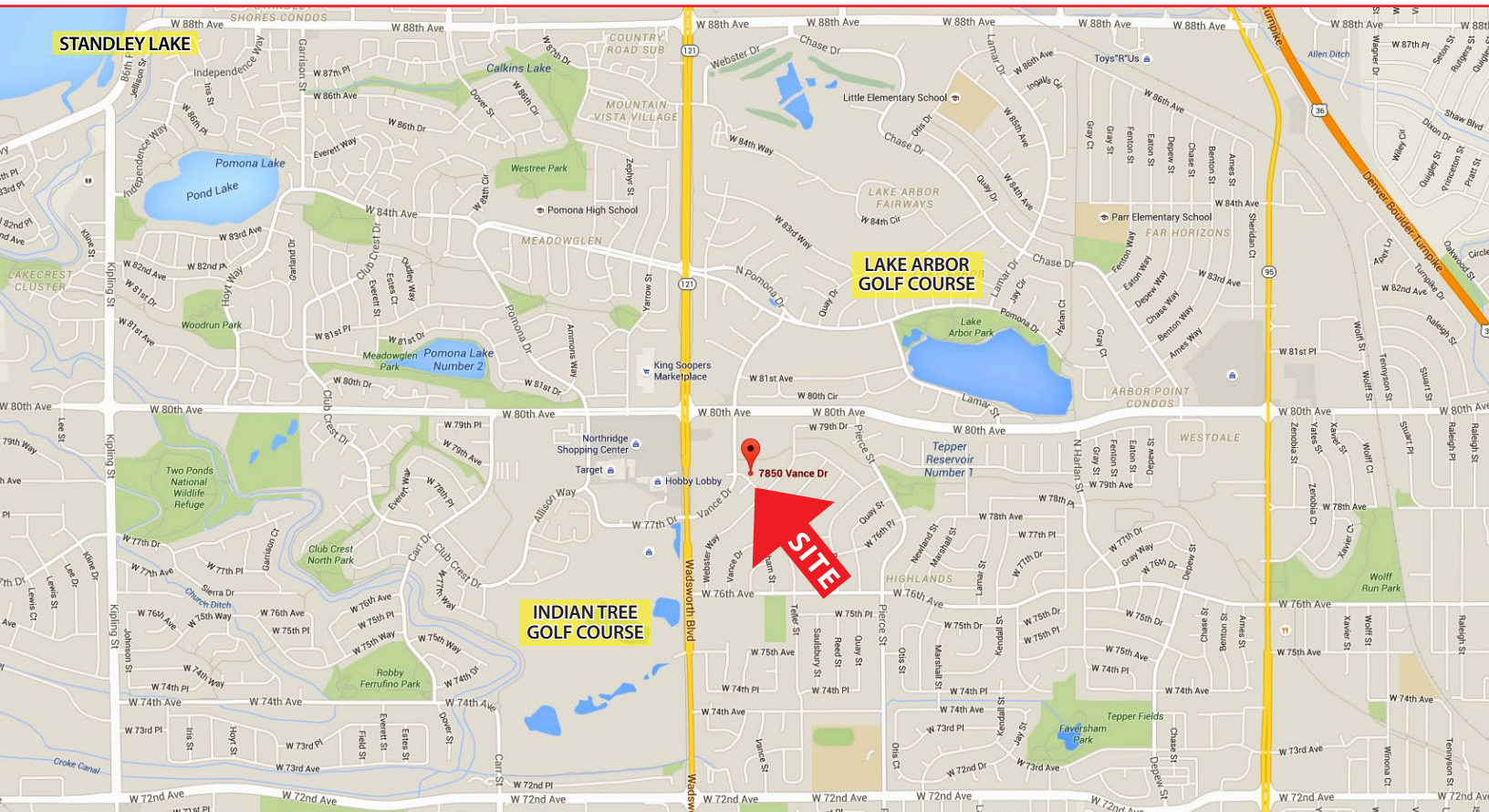
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SUITE	SIZE	CONFIGURATION
220-230	1,500-3,672 RSF	Large Office with Perfect Mix of Privates and Open Floor Plan. 9 Private Offices, 6 of which are on Glass. A Large Conference Room & Kitchen. Suite Includes an Air Conditioned Server Room & Open Areas for Cubes. Also has a Private Balcony. Can be subdivided.
255	755 RSF	One Office, Large Open Area
260/280	1,356	Reception, Conference Room, 2 Privates, 2 Treatment Rooms
265	1,136 RSF	One Office, Kitchen, Open Area, lots of exterior windows



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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