



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

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

FOR MORE INFORMATION CONTACT:

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JAMIE MACBETH

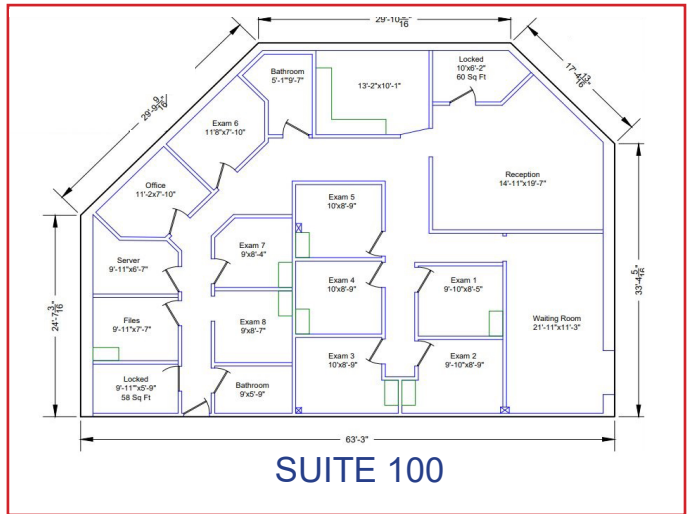
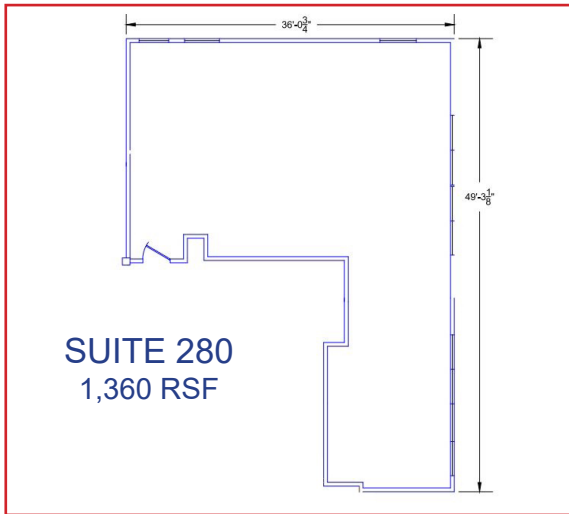
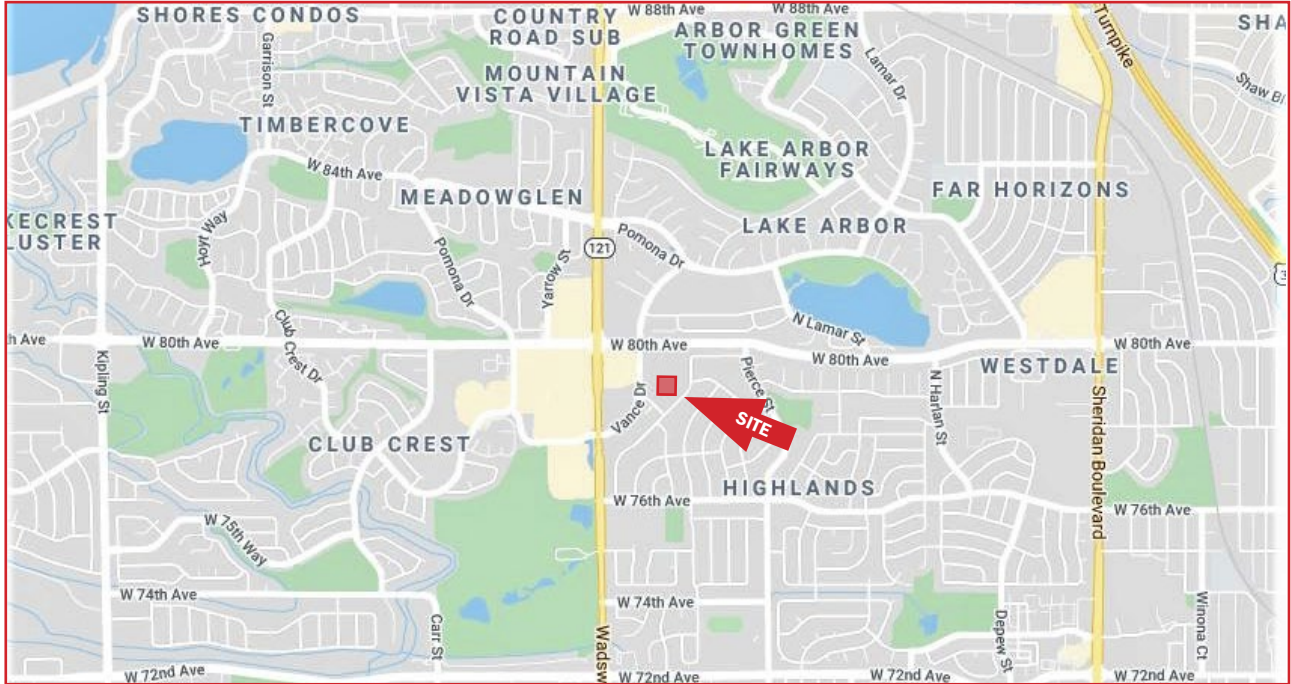
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SUITE	SIZE	CONFIGURATION
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280	1,360 RSF	White Box (No Walls), Ready for Build Out
100	2,910 RSF	Nine Exam Rooms, Waiting Room, Reception, File Rooms, Two Bathrooms



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