



## 5511 W 56TH AVENUE Arvada, Colorado 80002



### PROPERTY FEATURES

- Great Location at I-76 and Sheridan Blvd.
- Walking distance to Light Rail
- Walking distance to Ralston Creek Trail
- Spacious lobby with elevator
- Total building is 27,518 SF

### PROPERTY SPECIFICATIONS

Available:

Suite 110	780 RSF
Suite 120	3,760 RSF

Lease Rate:	\$18.00 FSG
Availability:	Immediate
Building Size:	27,518 SF
Year Built:	2008
Parking Ratio:	3/1000 SF

**FOR MORE INFORMATION CONTACT:**

**WILLIAM NETWAL**

wnetwal@gcgcre.com | 720.476.5228

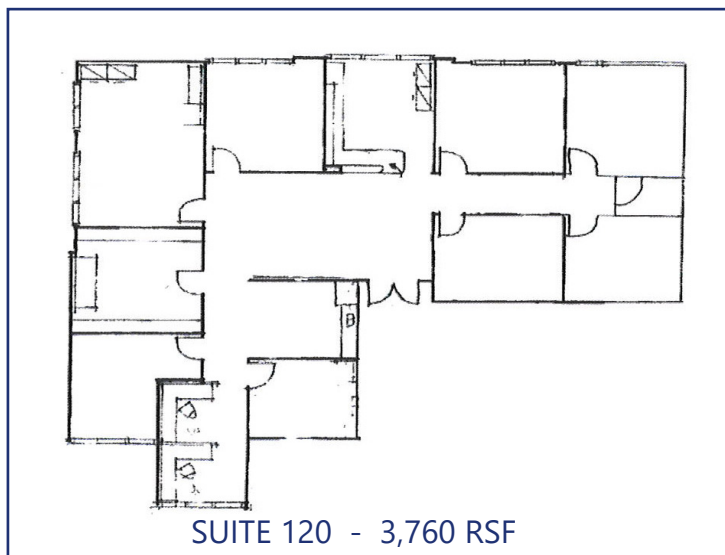
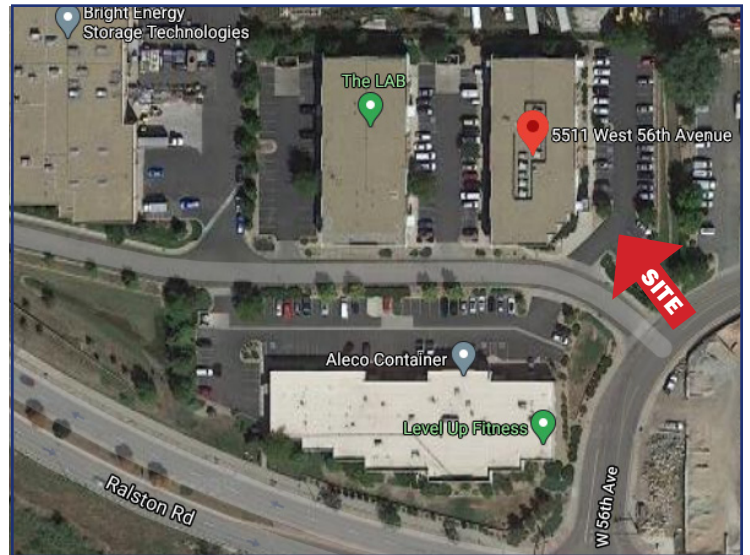
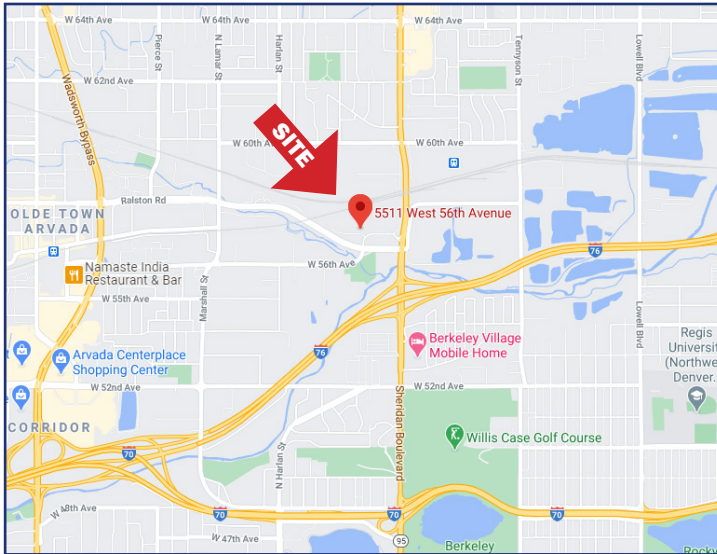
**JAMIE MACBETH**

jmacbeth@gcgcre.com | 720.476.5229



# 5511 W 56TH AVENUE

Arvada, Colorado 80002



## FOR MORE INFORMATION CONTACT:

**WILLIAM NETWAL**

wnetwal@gcgcre.com 720.476.5228

**JAMIE MACBETH**

jmacbeth@gcgcre.com 720.476.5229

GENESEE COMMERCIAL GROUP, LLC 710 KIPLING STREET, SUITE 403 LAKEWOOD, COLORADO 80215 WWW.GCGCRE.COM

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.