



GENESEE
COMMERCIAL
GROUP, LLC

FOR LEASE

OFFICE

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
- Open layout, high ceilings, and lots of natural light

AVAILABILITY

Suite 122 *(Available Now)* **1,153 RSF**
Lease Rate: **\$18.75 FSG**

Flex/Warehouse *(Available 60 Days)* **2,700 RSF**
Clean Use; No Truck Access
Lease Rate: **\$14.00 FSG**

PROPERTY SPECIFICATIONS

Building Size: **27,518 SF**

Year Built: **2008**

Parking Ratio: **3/1,000 SF**

FOR MORE INFORMATION CONTACT:

WILLIAM NETWAL

wnetwal@gcgcre.com | 720.476.5228

JAMIE MACBETH

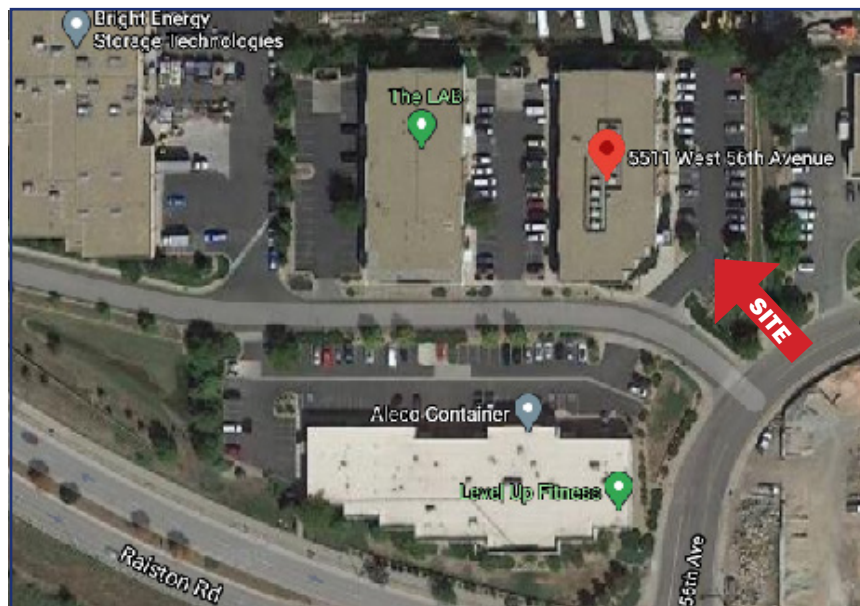
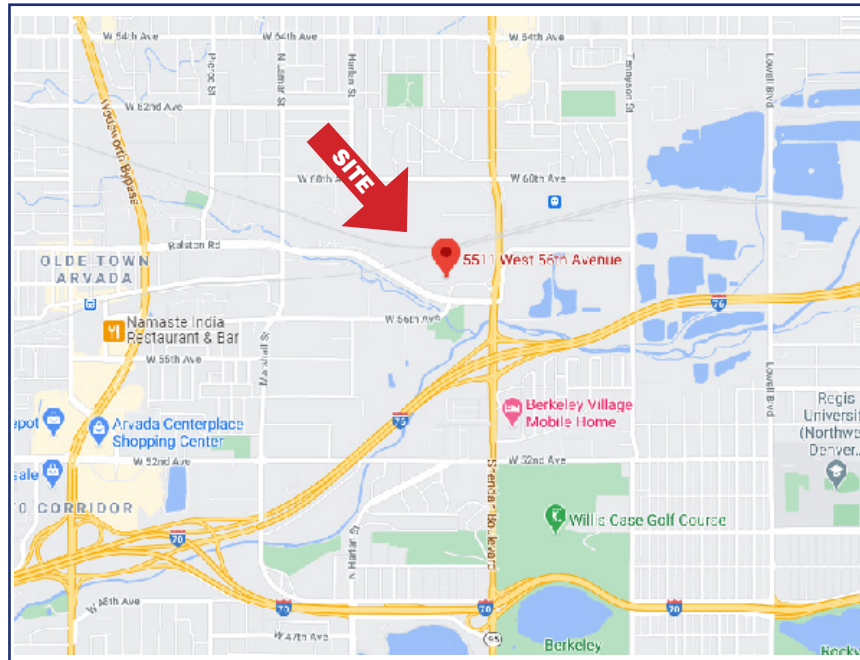
jmacbeth@gcgcre.com | 720.476.5229

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



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.