



FOR LEASE | RETAIL/OFFICE

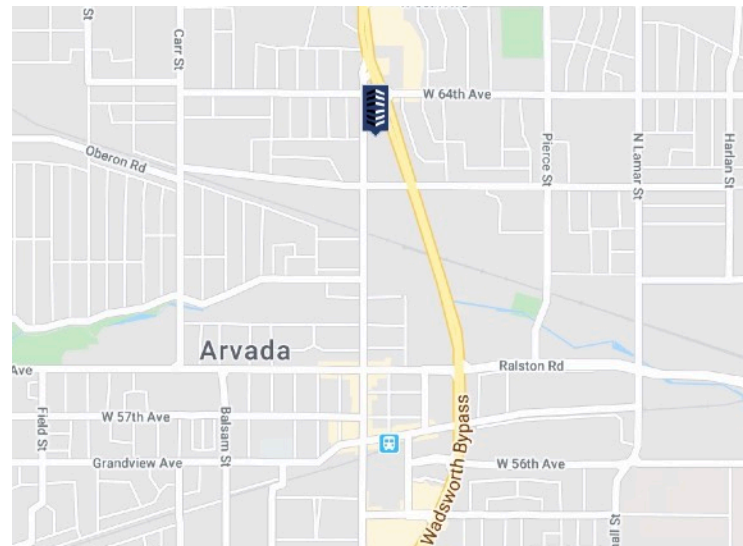
AVAILABLE SF:	5,500/SF
LEASE RATE:	\$1.75-2.50/SF
LEASE TYPE:	\$3.70/NNN
CITY:	Arvada
COUNTY:	Jefferson
SUBMARKET:	Northwest Retail
BLDG USE:	Retail/Office
YR BUILT:	1978
BLDG SF:	22,450
# OF BLDGS:	1
PARKING:	2.6/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

The subject property is a multi-tenant retail/office/Industrial building located at 6350 Wadsworth Boulevard in Arvada, Colorado. The building is visible from Wadsworth Boulevard and features: retail or office use, on-site management, private restroom in suite, ample parking and available signage for tenants. The available suite is an in-line space with direct access to the parking lot and can be built out to meet a prospective tenant's space

PROPERTY HIGHLIGHTS

- Easy access from signalized Intersection
- Strong traffic counts and high demographics
- Monument and building signage
- Located in an highly populated residential neighborhood
- Affordable rate/price for high quality Retail



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