



### PROPERTY HIGHLIGHTS

Join an amazing group of Tenants in a well-built, beautifully maintained and perfectly located professional and medical office building near the intersection of Indiana and W 64th! Tons of natural light and mountain views, private deck space, elevator in building, shared kitchenette and ample storage available on-site. The Property is extremely well parked, with high visibility from W 64th Ave, and steps from Indiana. Includes great signage opportunities!

Amenities within walking distance includes Sprouts, Walgreens, Buffalo Wild Wings, Illegal Burger, US Post Office, Aveda Spa, and many, many more! Don't miss this opportunity to join a great community of professional and medical office users including Colorado Orthodontics, Therapy World, Edward Jones, Allstate Insurance and more.

- Suite 250 SF:** 1,054 RSF
- Available:** August 1, 2021
- Lease Rate:** \$2,400/Month Full Service Gross
- Primary Use:** Professional Office

\*Broker Owned Property

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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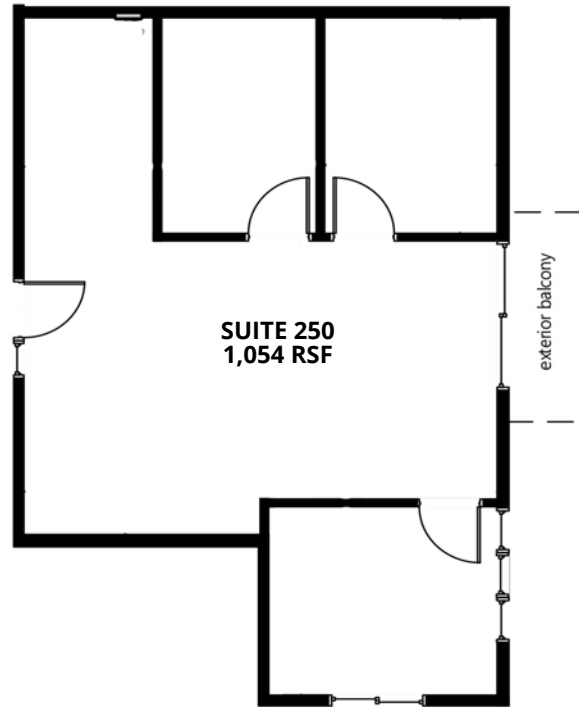
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# OFFICE SPACE FOR LEASE WILDFLOWER PONDS OFFICE PARK

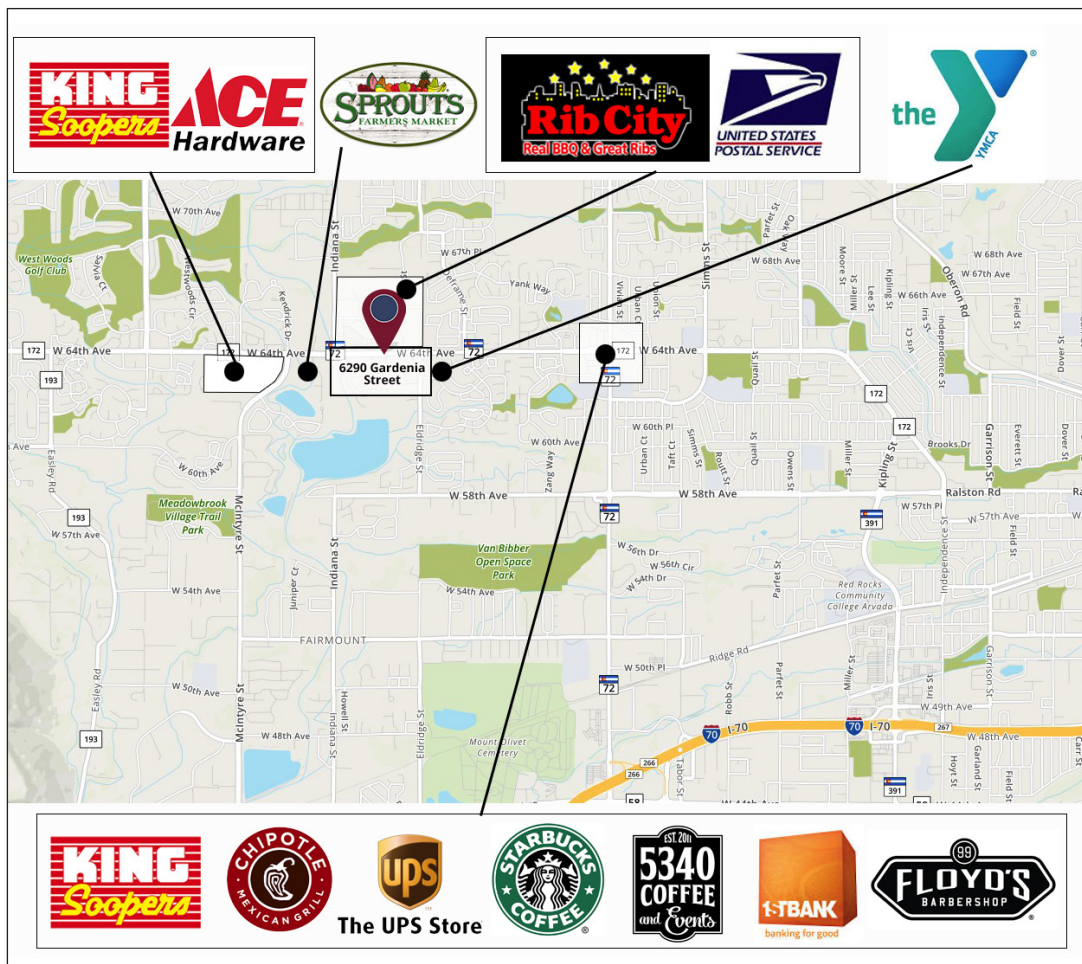
# Colorado Group

6390 GARDENIA STREET, ARVADA, CO 80004

## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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\* For a complete disclaimer, please see page one of this brochure.