

**TWO INDUSTRIAL / FLEX
& ONE OFFICE SPACE
RARELY AVAILABLE!**

**6385-6425 W 52ND AVE
ARVADA, CO 80002**

PROPERTY HIGHLIGHTS

Look no further! Two flex spaces with a combination of office and warehouse and one nicely finished office space are available at this central Aravada location.

Great access to I-70, I-76, Wadsworth Boulevard and Sheridan Boulevard, blocks from restaurants and major retail centers. The whole business center features a great mix of companies, office spaces, and flex space. There is ample parking with professional and responsive property management. Call Brokers today for a tour!

Unit 1 - 2,380 RSF	Available 7/1/22
Unit 2 - 2,750 RSF	Available 7/1/22
Unit 6 - 2,360 RSF	Available 9/1/22
Lease Rate	\$9.95 - \$12.95/RSF NNN
Expenses	\$6.00/RSF (utilities included)
Parking	Ample

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. Licensed in the State of Colorado.

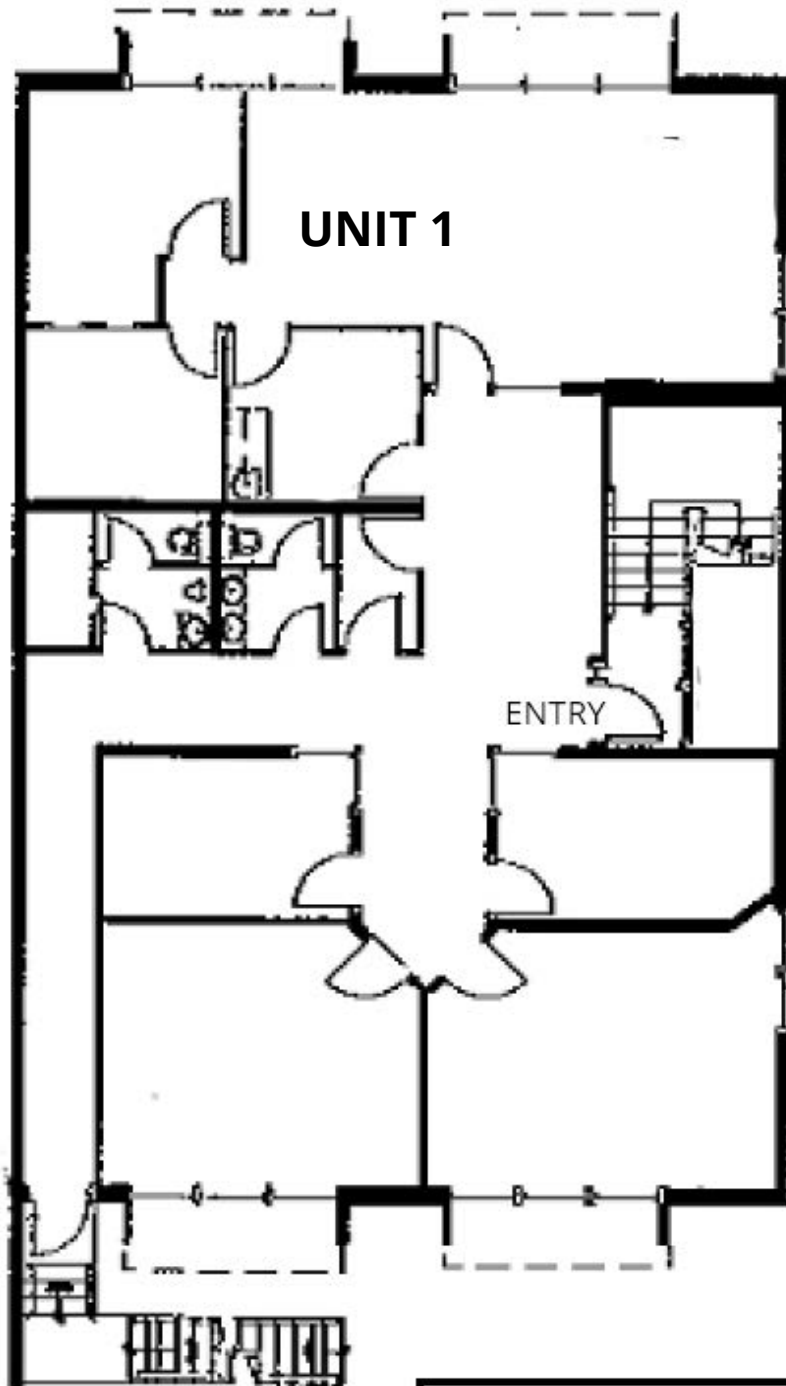
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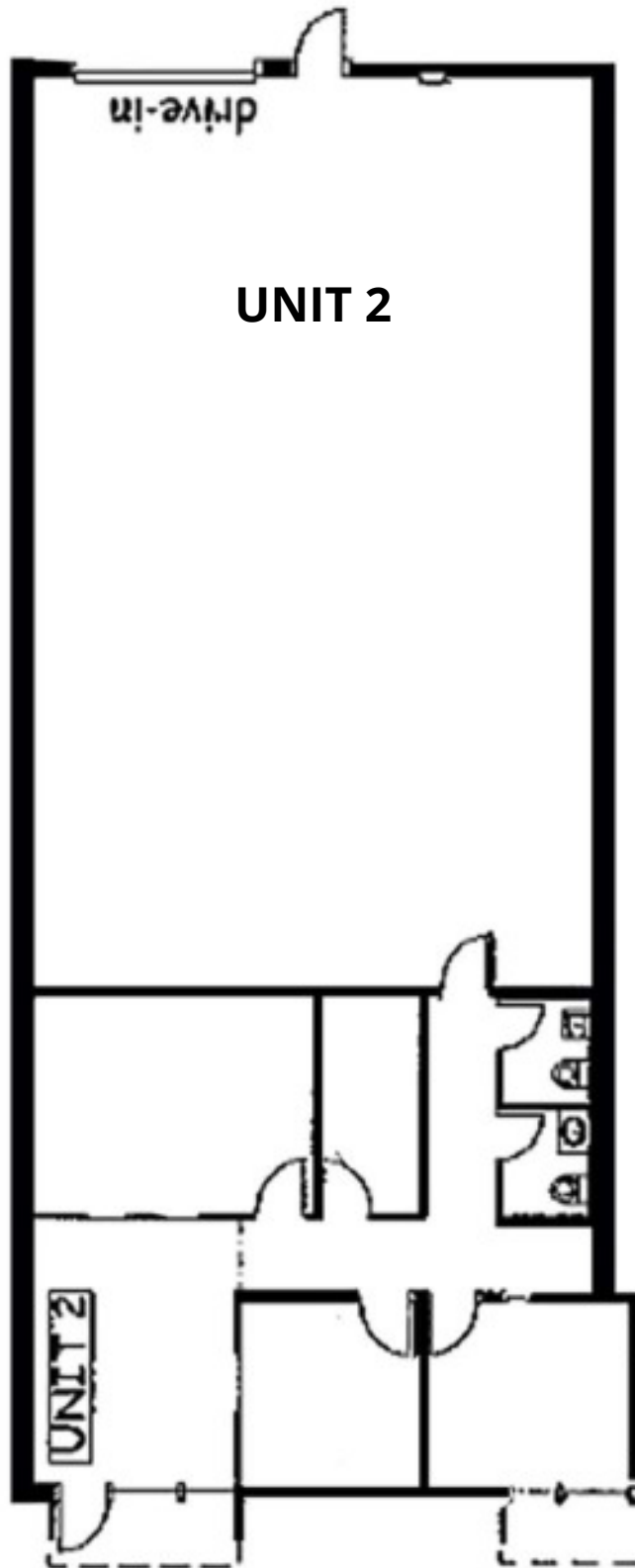
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PROPERTY FLOOR PLAN - 6385 - UNIT 1



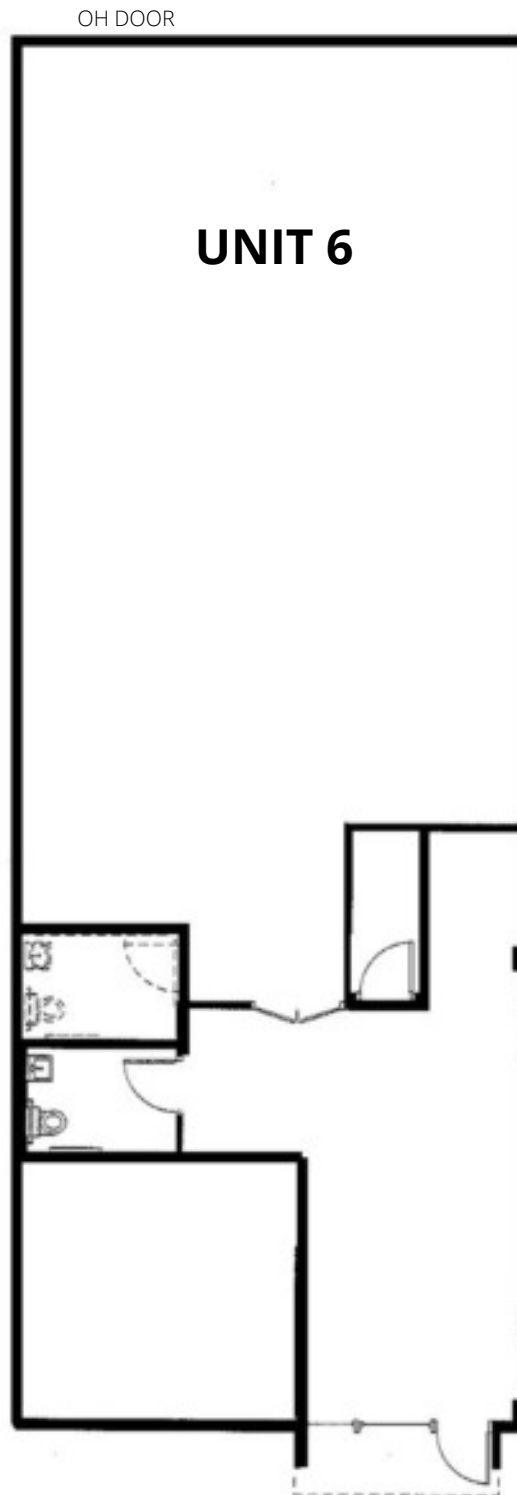
TOTAL: 2,380 SF
2ND FLOOR OFFICE

PROPERTY FLOOR PLAN - 6385 - UNIT 2



TOTAL: 2,750 SF
980 SF OFFICE
1,770 SF WAREHOUSE

PROPERTY **FLOOR PLAN - 6425 - UNIT 6**



TOTAL: 2,360 SF
795 SF OFFICE
1,565 SF WAREHOUSE

TWO INDUSTRIAL/FLEX & ONE OFFICE SUITE FOR LEASE 6385 - 6425 W. 52ND AVE., ARVADA, CO 80002

Colorado Group

PROPERTY LOCATION

The map displays the property location at 6385-6425 W. 52nd Ave. in Arvada, Colorado. The location is marked with a red pin and a callout box. The map shows major roads including I-76, I-70, W 52nd Ave, W 55th Ave, W 54th Pl, W 51st Ave, W 50th Ave, W 49th Dr, W 47th Pl, W 45th Pl, W 43rd Ave, W 41st Ave, W 39th Ave, W 37th Ave, W 35th Ave, W 33rd Ave, W 31st Ave, W 29th Ave, W 27th Ave, W 25th Ave, W 23rd Ave, W 21st Ave, W 19th Ave, W 17th Ave, W 15th Ave, W 13th Ave, W 11th Ave, W 9th Ave, W 7th Ave, W 5th Ave, W 3rd Ave, W 1st Ave, W 52nd St, W 50th St, W 48th St, W 46th St, W 44th St, W 42nd St, W 40th St, W 38th St, W 36th St, W 34th St, W 32nd St, W 30th St, W 28th St, W 26th St, W 24th St, W 22nd St, W 20th St, W 18th St, W 16th St, W 14th St, W 12th St, W 10th St, W 8th St, W 6th St, W 4th St, W 2nd St, W 1st St, W 52nd Blvd, W 50th Blvd, W 48th Blvd, W 46th Blvd, W 44th Blvd, W 42nd Blvd, W 40th Blvd, W 38th Blvd, W 36th Blvd, W 34th Blvd, W 32nd Blvd, W 30th Blvd, W 28th Blvd, W 26th Blvd, W 24th Blvd, W 22nd Blvd, W 20th Blvd, W 18th Blvd, W 16th Blvd, W 14th Blvd, W 12th Blvd, W 10th Blvd, W 8th Blvd, W 6th Blvd, W 4th Blvd, W 2nd Blvd, W 52nd Ave, W 50th Ave, W 48th Ave, W 46th Ave, W 44th Ave, W 42nd Ave, W 40th Ave, W 38th Ave, W 36th Ave, W 34th Ave, W 32nd Ave, W 30th Ave, W 28th Ave, W 26th Ave, W 24th Ave, W 22nd Ave, W 20th Ave, W 18th Ave, W 16th Ave, W 14th Ave, W 12th Ave, W 10th Ave, W 8th Ave, W 6th Ave, W 4th Ave, W 2nd Ave, W 52nd St, W 50th St, W 48th St, W 46th St, W 44th St, W 42nd St, W 40th St, W 38th St, W 36th St, W 34th St, W 32nd St, W 30th St, W 28th St, W 26th St, W 24th St, W 22nd St, W 20th St, W 18th St, W 16th St, W 14th St, W 12th St, W 10th St, W 8th St, W 6th St, W 4th St, W 2nd St, W 52nd Blvd, W 50th Blvd, W 48th Blvd, W 46th Blvd, W 44th Blvd, W 42nd Blvd, W 40th Blvd, W 38th Blvd, W 36th Blvd, W 34th Blvd, W 32nd Blvd, W 30th Blvd, W 28th Blvd, W 26th Blvd, W 24th Blvd, W 22nd Blvd, W 20th Blvd, W 18th Blvd, W 16th Blvd, W 14th Blvd, W 12th Blvd, W 10th Blvd, W 8th Blvd, W 6th Blvd, W 4th Blvd, W 2nd Blvd. The map also shows Clear Creek and the Marshall District. Surrounding areas include Olde Town Arvada, New Town, and Denver. The map is framed by logos for various businesses: Lowe's, Starbucks, Harkins Theatres, Denver Beer Co, Texas Roadhouse, The Home Depot, Sam's Club, Somewhere Else Brewery, Gerardo's Italian Bakery, Wal-Mart Supercenter, and Odyssey Beerwerks.

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