

**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
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.

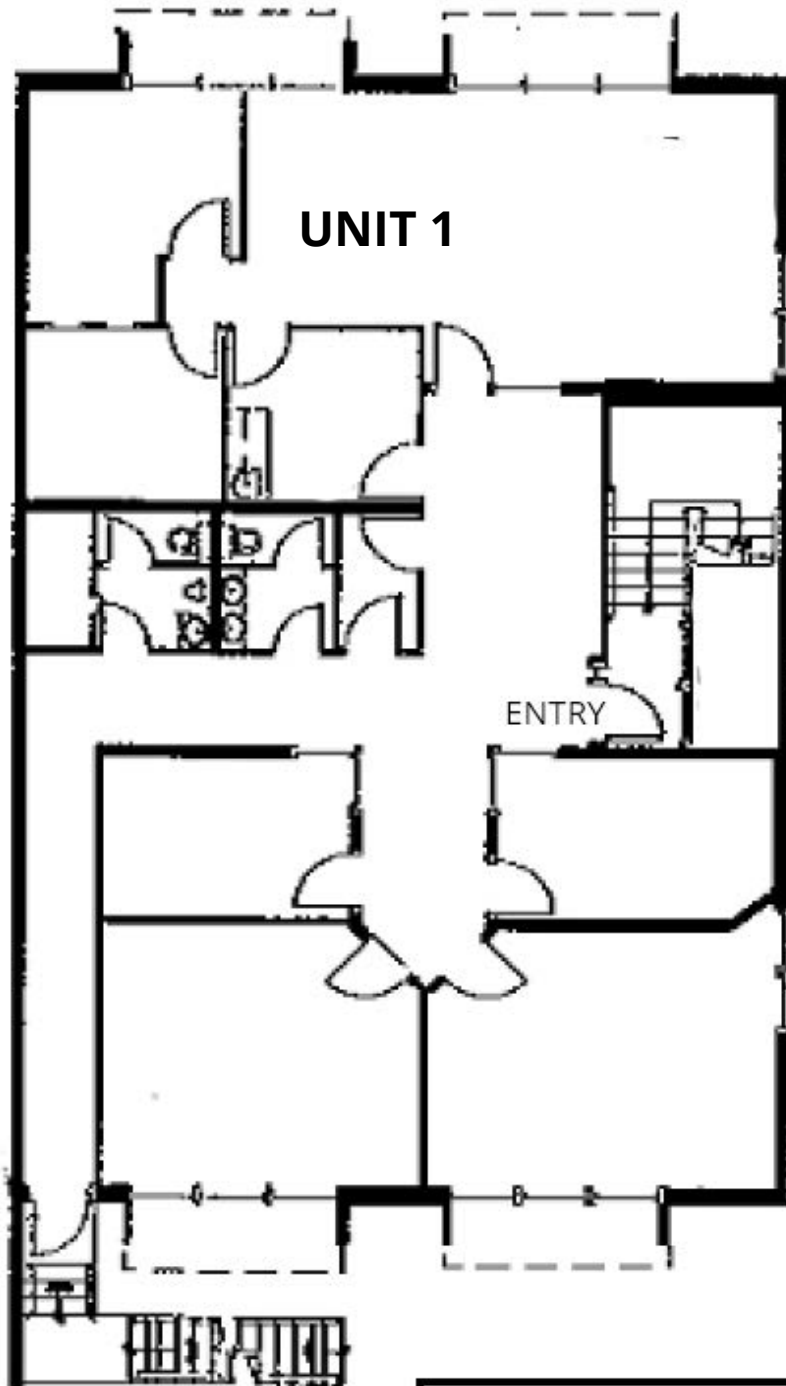
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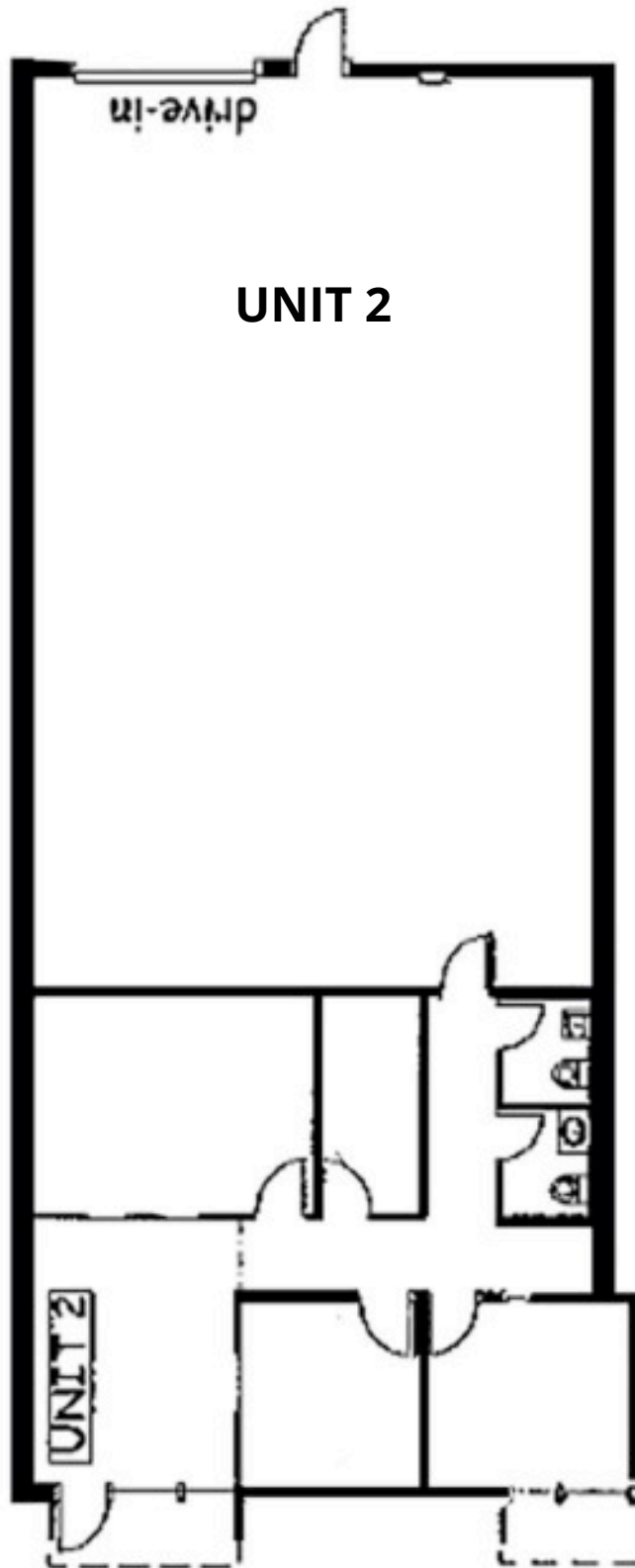
The Colorado Group, Inc
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PROPERTY FLOOR PLAN - 6385 - UNIT 1



TOTAL: 2,380 SF
2ND FLOOR OFFICE

PROPERTY FLOOR PLAN - 6385 - UNIT 2



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

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, and Lakeside Ln. Surrounding areas include the Marshall District and New Town. Logos for various businesses are placed around the map, with lines indicating their proximity to the property:

- Top Row:** Lowe's, Starbucks, Harkins THEATRES, DENVER BEER CO, TEXAS ROADHOUSE
- Bottom Row:** THE HOME DEPOT, Sam's CLUB, SOMEWHERE ELSE BREWERY, Gerardo's Italian Bakery SPOIL YOURSELF, WAL*MART SUPERCENTER, ODYSSEY BEERWERKS

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