



FOR LEASE

# GRANDVIEW PLAZA

Grandview Avenue & Old Wadsworth Blvd. | Arvada, CO 80002



## Office Space For Lease

**5601 #200:** 704 SF Available  
**7674 #100:** 1,347 SF Available

**Lease Rate:** \$22.00-28.00/SF NNN

**Estimated NNN:** \$20.14/SF Year

- Located in the Heart of Olde Town Arvada
- 240 Feet from Gold Line Transit
- Great Walkability

**Blake Kahlich**

M: 303 319 9079

[blake@primesqft.com](mailto:blake@primesqft.com)





FOR LEASE

# GRANDVIEW PLAZA

Grandview Avenue & Old Wadsworth Blvd. | Arvada, CO 80002

## Availability

5601 Suite 200: 704 SF

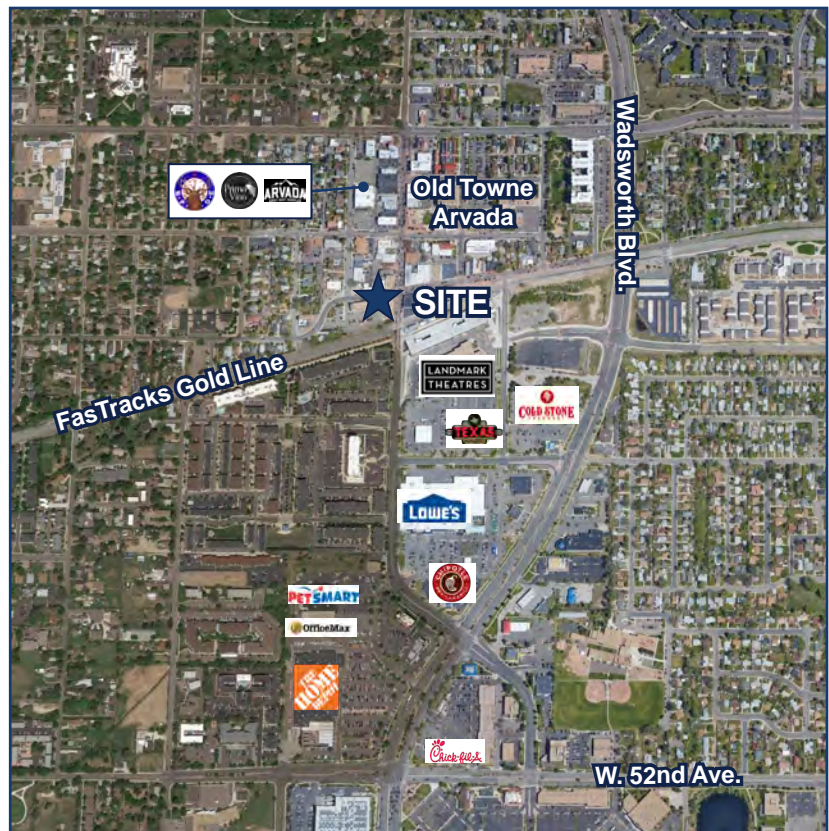
7674 Suite 100: 1,347 SF

## Parking

Close proximity to RTD's parking lot under construction with ±600 parking spaces, 200 designated Old Towne spaces.

## Demographics

	1 Mile	3 Miles	5 Miles
Population	14,896	121,428	329,282
Employees	7,592	60,283	166,706
Avg. Income	\$57,156	\$67,265	\$71,839



## Blake Kahlich

M: 303 319 9079

blake@primesqft.com

## PRIME MANAGEMENT LLC

1888 Sherman Street, Suite 500

Denver, Colorado 80203

primesqft.com