

PRIME FLEX/OFFICE SPACE FOR LEASE

6385-6425 W 52nd. Arvada, CO 80002



PROPERTY HIGHLIGHTS

Position your business in a dynamic and accessible Arvada business park, just minutes from I-70, I-76, Wadsworth, and Sheridan. This professionally managed property offers a flexible mix of office and flexuse opportunities in a clean, well-maintained setting. Surrounded by restaurants, retail centers, and other thriving businesses, it's an ideal location for companies seeking convenience, connectivity, and functionality. Ample parking, responsive management, and proximity to metro Denver make this an easy choice for growing teams.

BUILDING LAYOUT



6385 W 52nd DRIVE

UNIT 2	2,750 RSF	\$13.00/RSF NNN
UNIT 3A	2,276 RSF	\$11.25/RSF NNN
UNIT 4	7,910 RSF	\$13.00/RSF NNN
MAX Contiguous	5,026 RSF	

6425 W 52nd DRIVE

UNIT 9	7,339 RSF	\$13.00/RSF NNN
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ALL UNIT TERMS

Available	Contact Broker
Expenses(2026)	\$8.78/RSF

Colorado Group

FOR MORE INFORMATION

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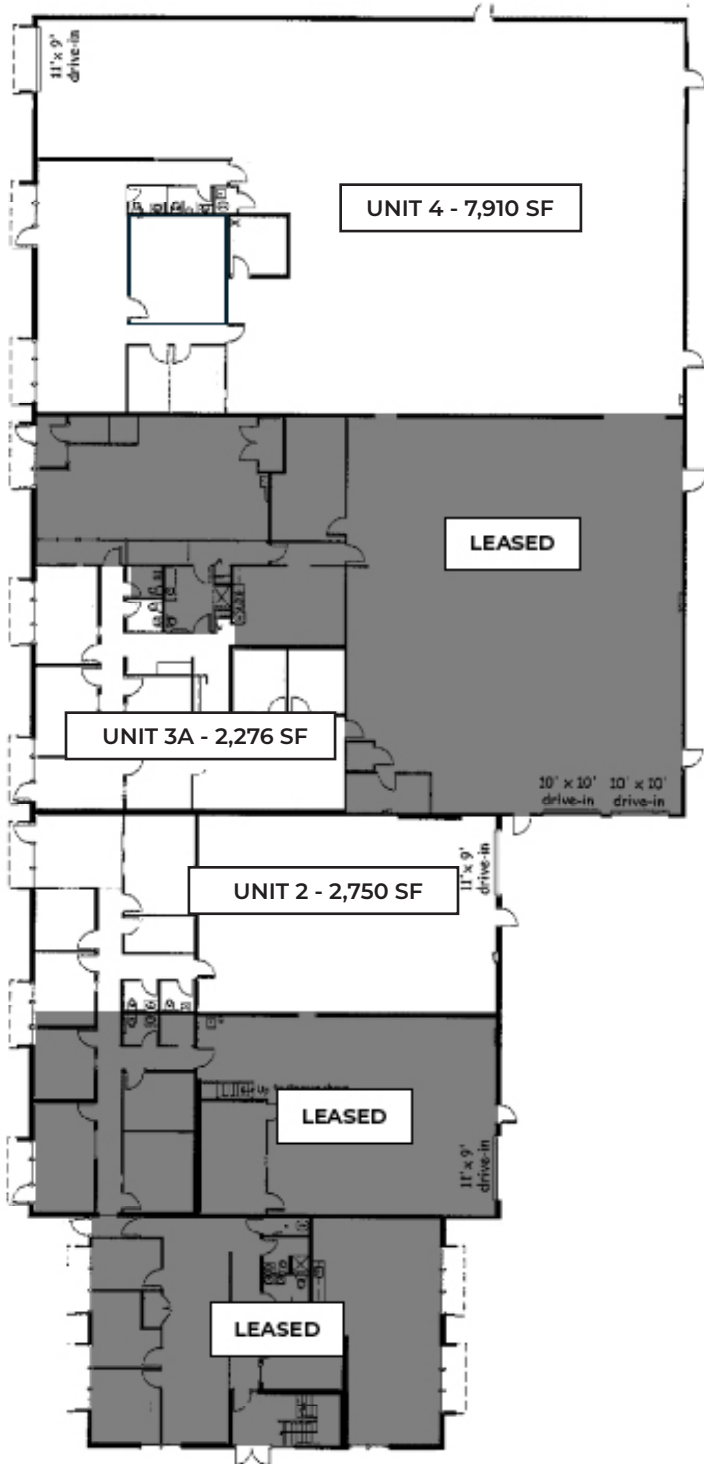
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BUILDING: 6385



UNIT 4 - 7,910 SF

This Flex unit boasts about 70% warehouse with 10' drive-in door. Office buildout contains 2 restrooms, Large reception/ bullpen, 3-4 offices.

UNIT 3A - 2,276 SF

Unit 3A - This 2,276 SF space has newer renovated office buildout with 4 large private offices or conference room, restroom, open bullpen and kitchenette.

UNIT 2 - 2,750 SF

Unit 2 - This 2,750 SF space features 980 SF of well-maintained office space and 1,770 SF of warehouse space with one overhead door. Can be combined with neighboring 3A for additional office space.

- **Units 2 & 3A can be combined** for a total of 5,026 SF (3,256 SF office, 1,770 SF warehouse)

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UNIT 2



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UNIT 3A



UNIT 4



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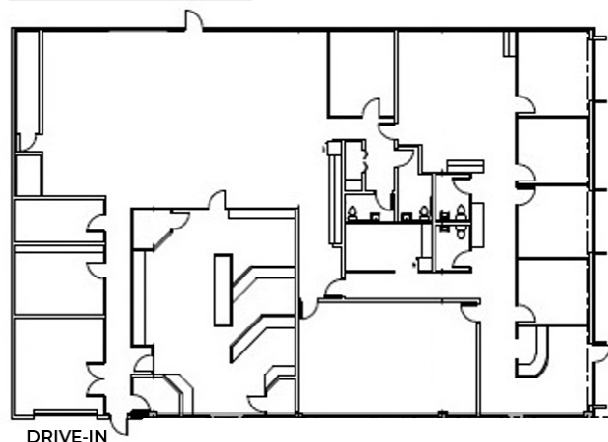
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BUILDING: 6425

Unit 9 - Primarily office buildout. Landlord willing to demo if more warehouse needed. 4 bathrooms, 5 offices, 3 training rooms or bullpens, breakroom, reception, One drive-in door.



UNIT 9 - 7,339 SF



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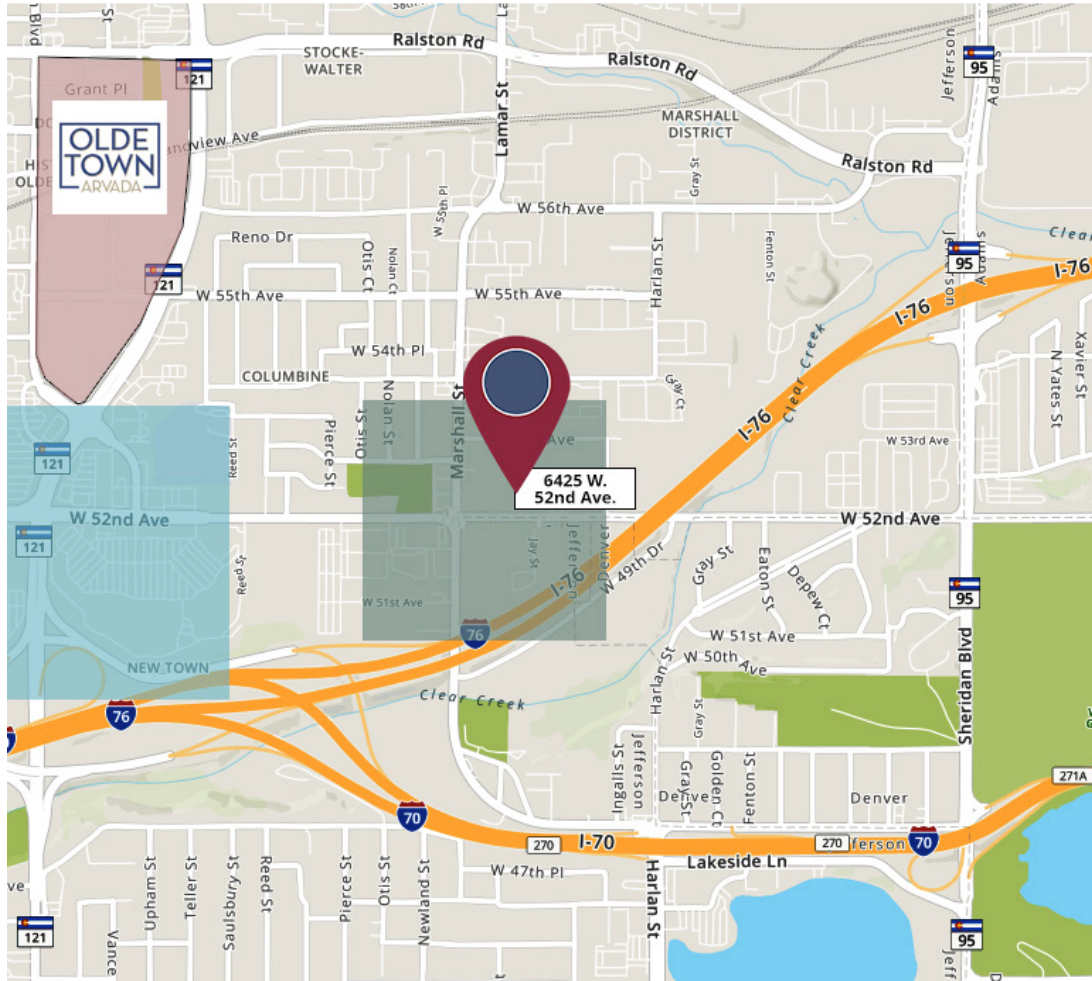
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PROPERTY LOCATION



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