



www.ModernRECommercial.com

4251 Kipling Street Suite 150
Wheat Ridge, CO 80033

FOR LEASE | LAKEFRONT OFFICE BUILDING

6850 West 52nd Avenue, Arvada, CO 80002



Property Summary

Building Size | 32,108/RSF

Year Built | 1998

Lease Rate | \$20.00 - \$21.00/RSF Full Service

Floors | Two (2)

Class | A

Elevation | One (1)

Available Spaces

*Suite 100 - 4,135/RSF in total (divisible to 1167/RSF) Space is built out as Dentist space currently, with additional space / lab across the hallway (See attached plan)

Features

- Great Access to I-70 Wadsworth (2 min)
- Abundant retail and restaurant amenities in the area (walkable)
- Ample Parking Surface/Free
- Great Setting on Lake
- Building Signage Possible
- Easy access to all areas of Denver
- New ownership - well capitalized

For more information,
please contact:

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Mike Lindquist

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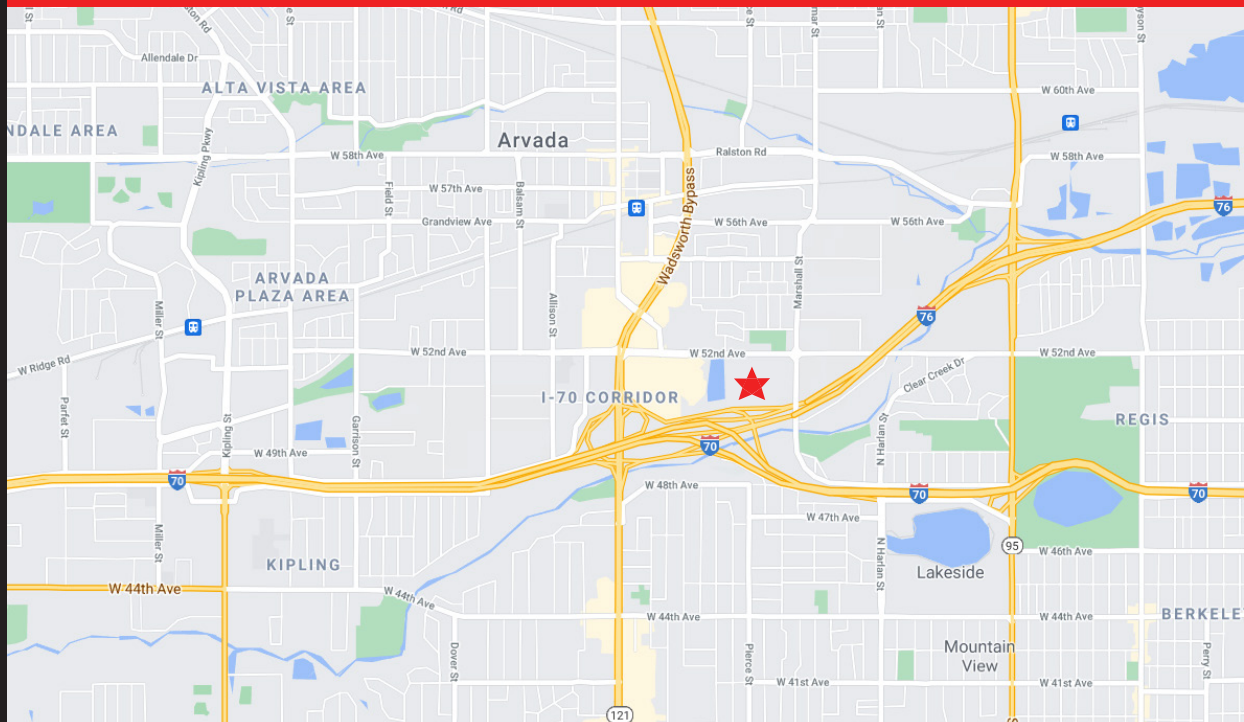


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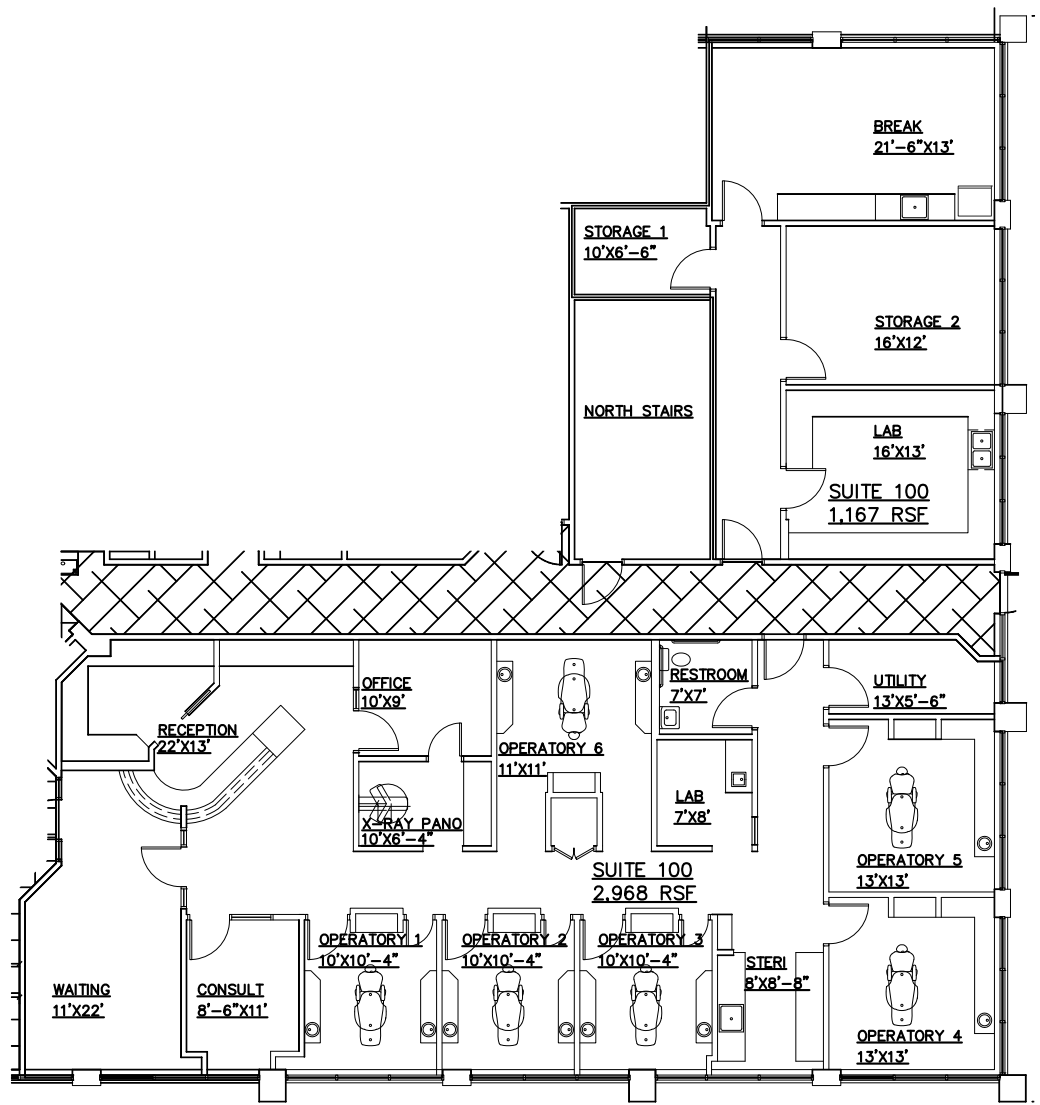
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(Available 1/1/2026)



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