

7375 W. 52nd Avenue

Arvada , Colorado



Wells Fargo Bank Building - A West Side Landmark!

As exclusive agents, we are pleased to offer the following space for lease:

Office For Lease

Space Available:

670-4,273 RSF

Lease Rate:

\$18.00/RSF Full Service

Property Highlights:

- Great access to Interstate 70, Downtown Denver and DIA
- Numerous restaurants and amenities in the area
- Rare vacancy opportunity

Roger Simpson 303.260.4366 rsimpson@ngkf.com

Jared Leabch 303.260.4330 jleabch@ngkf.com

Leased and Managed by:

**Newmark Grubb
Knight Frank**

www.ngkf.com

No broker shall be entitled to a commission unless broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice and to any special conditions imposed by our principal. Newmark Grubb Knight Frank or its independent brokers are or will be acting as agents of the seller/lessor. Newmark Grubb Knight Frank or its independent brokers will not act as your agent unless an agency agreement is signed and in effect.

© 2016, Newmark Grubb Knight Frank. All Rights Reserved.

7375 W. 52nd Avenue

Arvada , Colorado



Details

Space Available: Suite 110 1,162 RSF
Suite 200 1,401 RSF
Suite 210 1,145 RSF
Suite 240 2,458 RSF
Suite 245 670 RSF

Building Size: 29,908 SF, 3 stories

Terms: 3 to 5 years

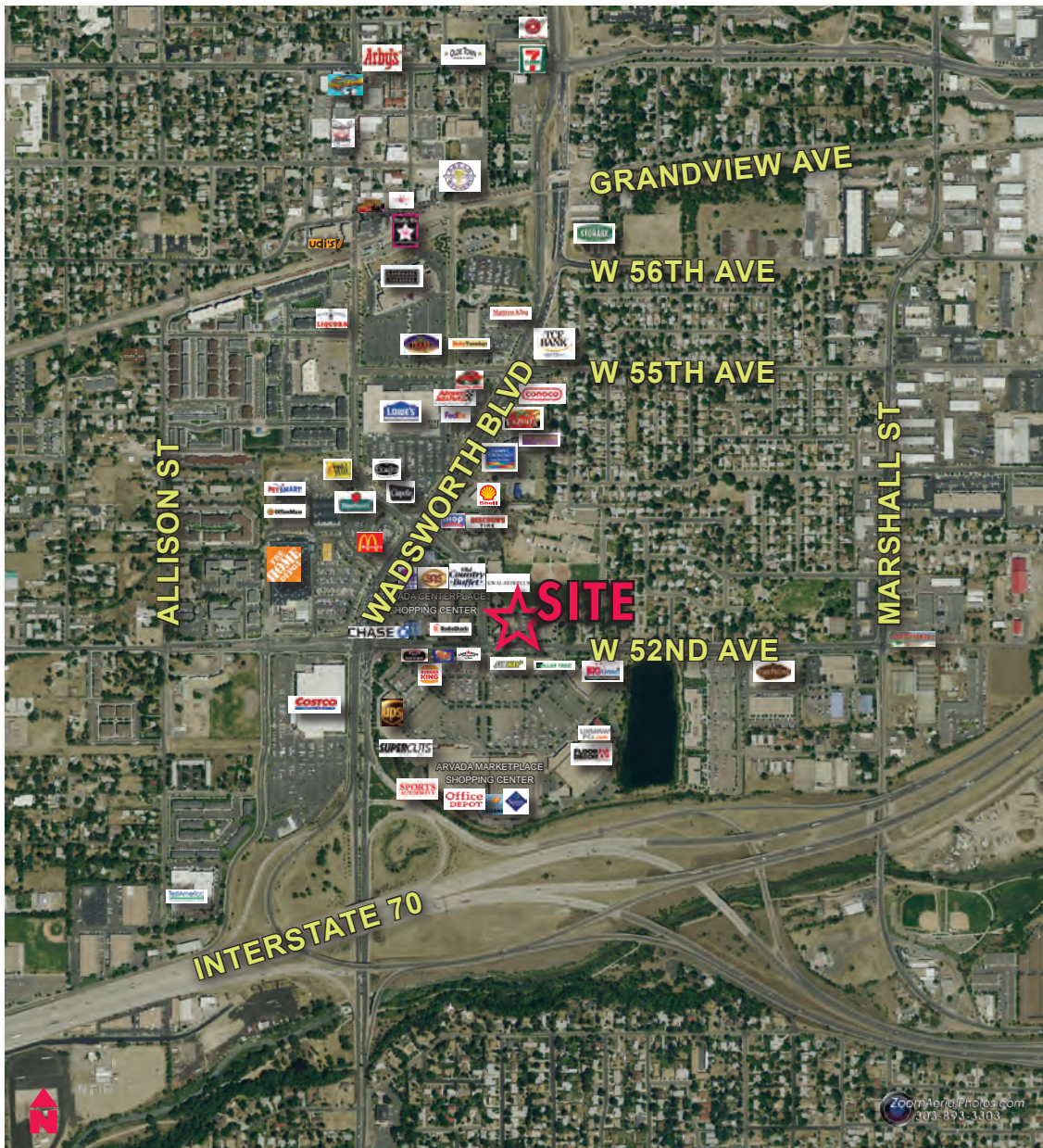
Lease Rate: 18.00/SF Full Service

Elevators: One

(Suites 210, 240 & 245 can be combined for 4,273 RSF)

Office For Lease

Aerial



**Newmark Grubb
Knight Frank**

© 2016, Newmark Grubb Knight Frank. All Rights Reserved.

Roger Simpson 303.260.4366 rsimpson@ngkf.com

Jared Leabch 303.260.4330 jleabch@ngkf.com