



**7850 VANCE DRIVE**  
Arvada, Colorado 80003



### PROPERTY FEATURES

- Numerous Nearby Shopping Amenities
- After Hours Card Key Access
- Patio and Balcony Access
- On-Site Storage
- Abundant Parking
- Recently Remodeled Common Area and Restrooms
- Comcast and CenturyLink Services

### BUILDING SPECIFICATIONS

<b>Building Size:</b>	38,987 SF
<b>Year Built:</b>	1980
<b>Stories:</b>	Two
<b>Elevator:</b>	Yes
<b>Parking:</b>	4/1,000 SF
<b>Lease Rates</b>	\$16.00-16.50/RSF Gross

**FOR MORE INFORMATION CONTACT:**

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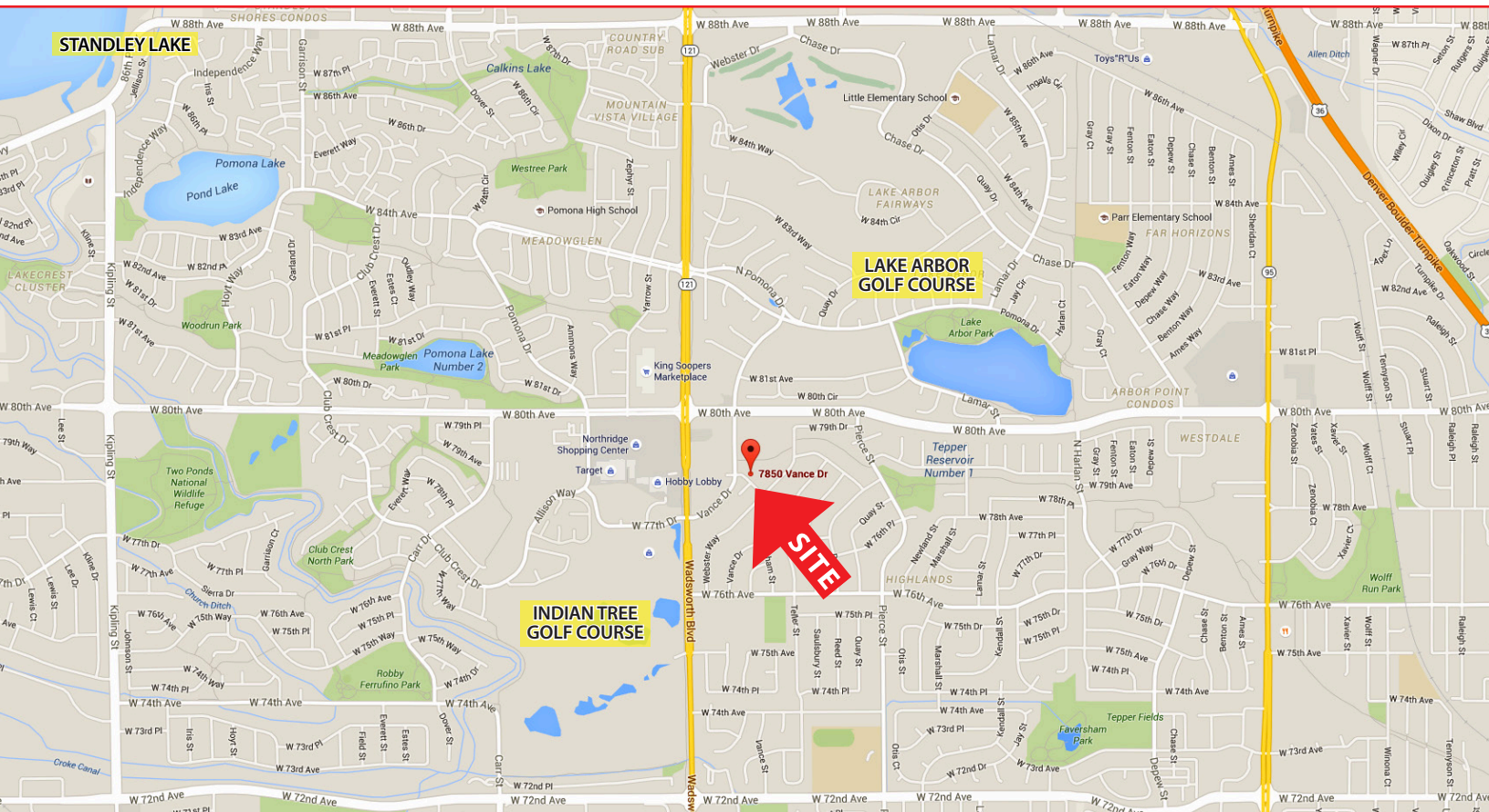


**SUITE      SIZE      CONFIGURATION**

220-230      1,500-3,637 RSF

Large Office with Perfect Mix of Privates and Open Floor Plan. 9 Private Offices, 6 of which are on Glass. A Large Conference Room & Kitchen. Suite Includes an Air Conditioned Server Room & Open Areas for Cubes. Also has a Private Balcony.

265      1,136 RSF      One office, kitchen, open area, lots of exterior windows.



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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