5275 Marshall St

Arvada, CO

FOR LEASE

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STEP COMMERCIAL

Property Notes:

Don't miss this newly renovated office building! Spec suites complete with huge windows, brand new break rooms, conference rooms, and a renovated lobby. Located right next to Columbine Park and only a 1 minute drive to restaurants like Chikfila and In-and-Out, this office is perfect for your next location.

Asking Rent:	**$22 PSF Full Service**
Building Size:	**11,010 SF**
Lease Term:	**Negotiable**
Parking:	**Common**
Available Space:	**~900-5,500 SF**

Property Description

This newly renovated office building offers modern, professional space designed to meet the needs of today's businesses. The building features a range of thoughtfully designed office suites from 991 SF to 1,800 SF, providing flexible options for small to mid-sized companies seeking quality space in a refreshed setting.

Recent renovations deliver a clean, contemporary look with updated finishes throughout, creating an inviting and efficient work environment for tenants and visitors alike. One of the properties highlights are the massive windows, leaving each suite plenty of natural light.

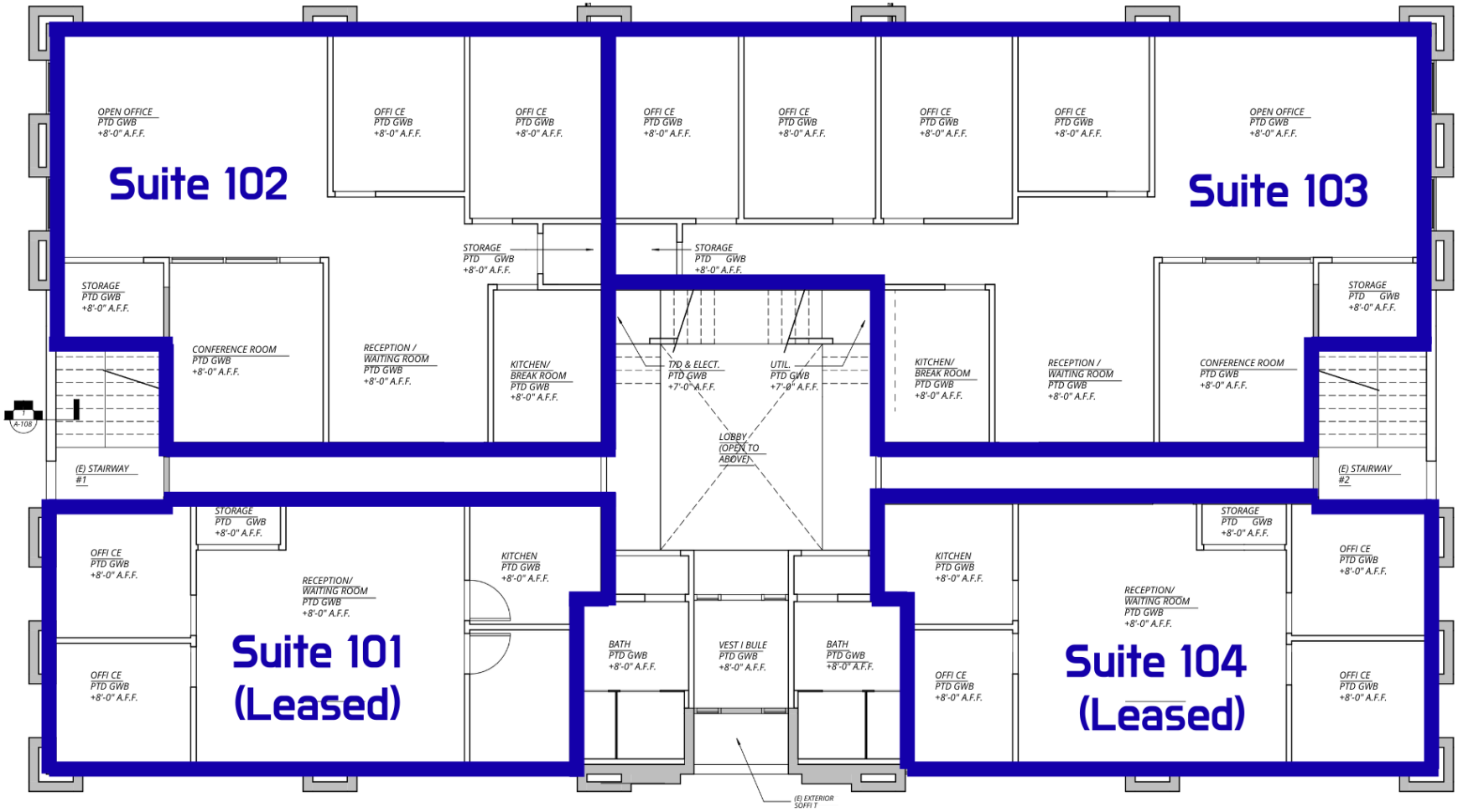
With its upgraded condition and versatile floor plans, this property presents a turnkey leasing opportunity for businesses seeking functional office space without compromise.

Location Description

Located at 5275 Marshall Street, the property offers an exceptional combination of accessibility and convenience. The building is situated just minutes from the vibrant retail and dining corridor at 52nd Avenue and Wadsworth Boulevard, providing tenants easy access to a wide variety of restaurants, cafes, and everyday amenities.

The property also benefits from excellent regional connectivity, with quick and convenient access to Interstate 70, allowing for efficient commutes and easy travel throughout the metro area. This well-positioned location makes the property an ideal choice for businesses seeking visibility, convenience, and accessibility.

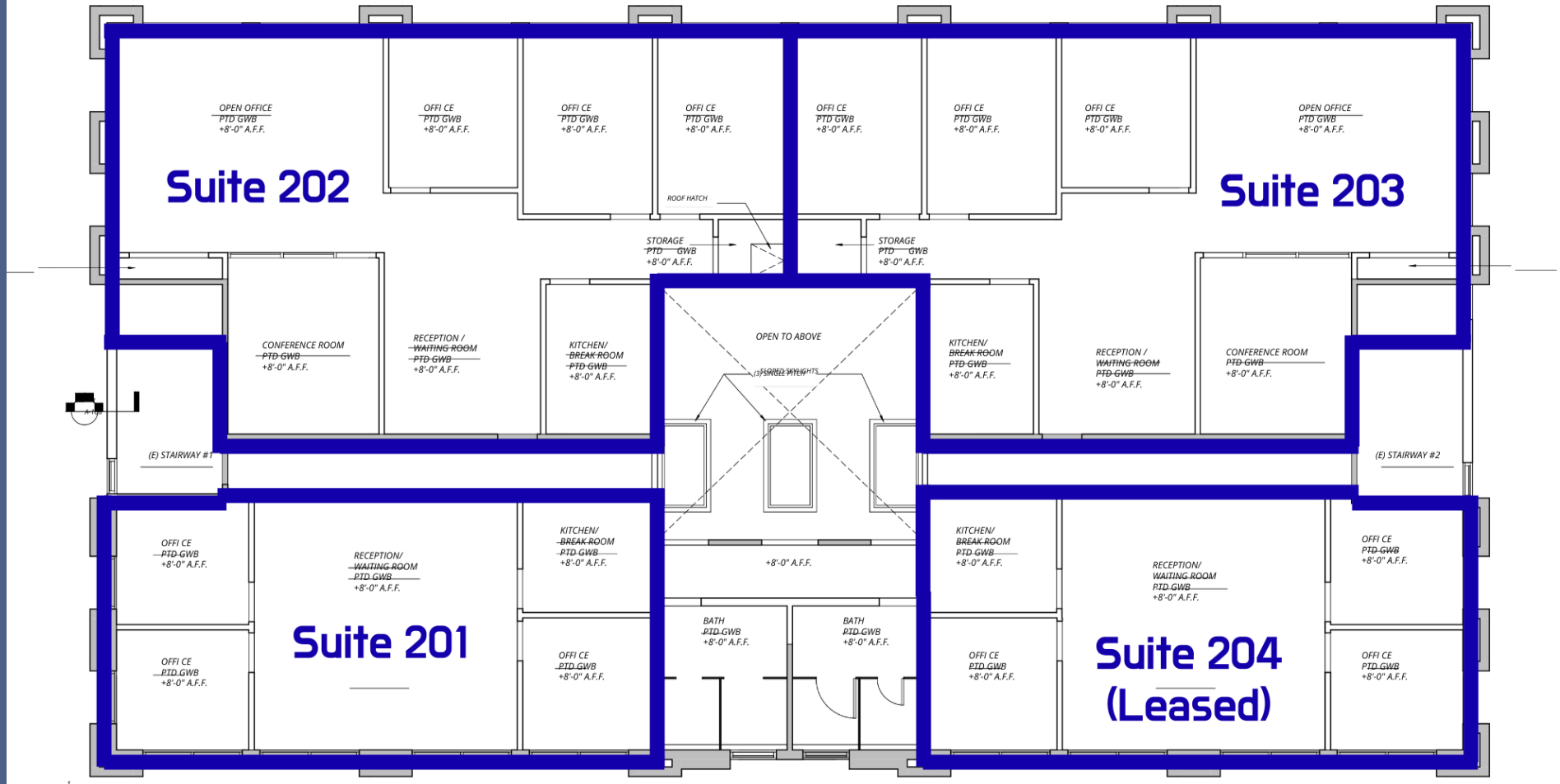
1st Floor



Suite 102: 1,563 SF

Suite 103: 2,076 SF

2nd Floor



Suite 201: 1,024 SF

Suite 202: 1,820 SF

Suite 203: 1,820 SF

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Take the next Step

Contact US

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