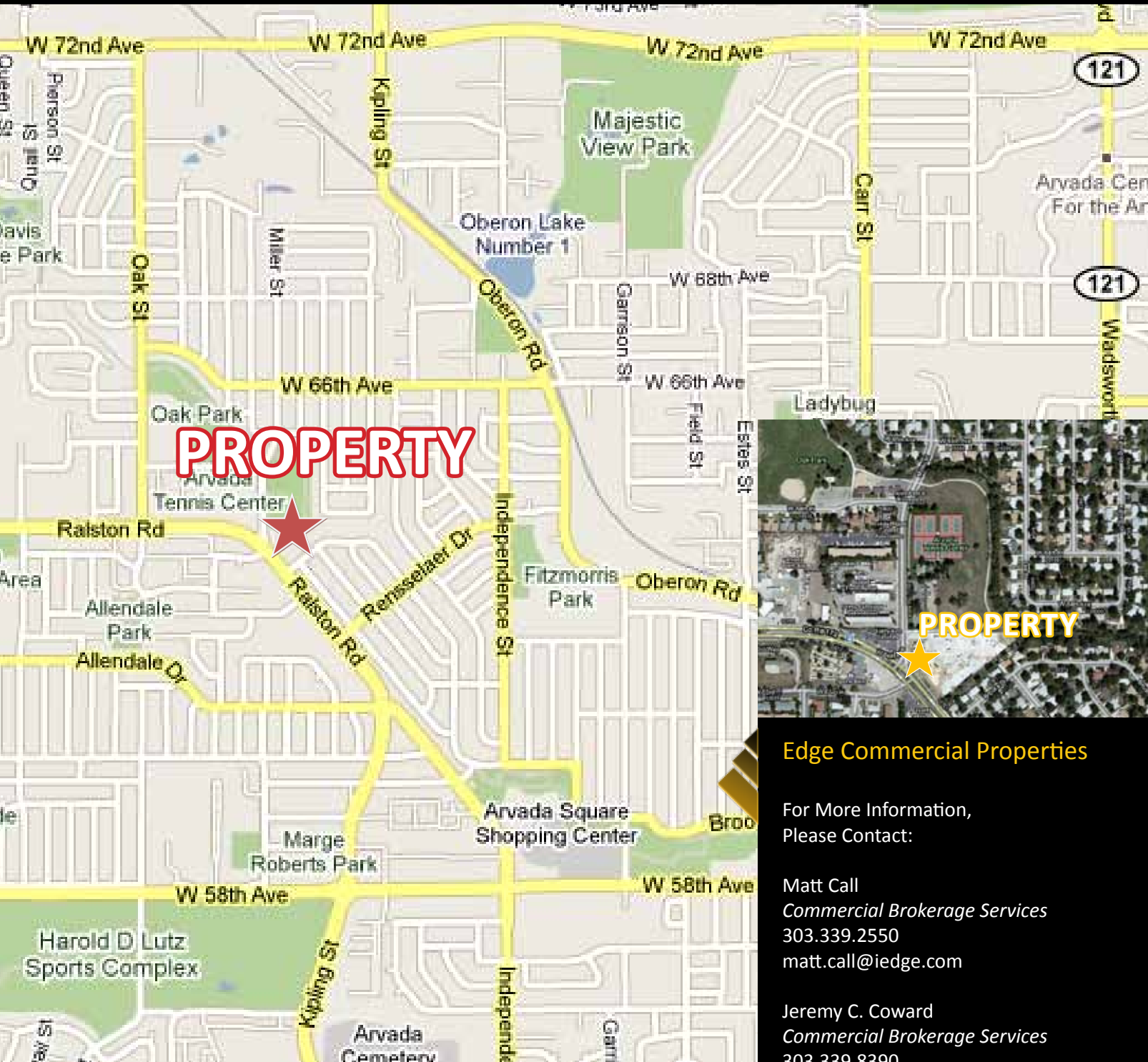


# RALSTON CREEK VILLAGE PROFESSIONAL OFFICE/MEDICAL CONDOS

6410 MILLER STREET, ARVADA, COLORADO

# RALSTON CREEK VILLAGE PROFESSIONAL OFFICE/MEDICAL CONDOS



6410 Miller Street, Arvada



**PRICE REDUCED**  
90% Financing Available

Medical/Office Condos Starting at \$130/SF

### Edge Commercial Properties

For More Information,  
Please Contact:

Matt Call  
Commercial Brokerage Services  
303.339.2550  
matt.call@iedge.com

Jeremy C. Coward  
Commercial Brokerage Services  
303.339.8390  
jeremy.coward@iedge.com

edgecommercialproperties.com

- ▶ Two-story professional office condominium building consisting of suites ranging in size from 2,029 to 8,776 SF
- ▶ Ideal for a variety of professional office/medical users
- ▶ Each suite equipped with a mezzanine level and tremendous flexibility with build-out options and space configuration to fit almost any requirement
- ▶ Easy access and great visibility from Ralston/64th Avenue
- ▶ Conveniently located just 5 minutes North of I-70
- ▶ Adjacent to the Ralston Creek Trail System

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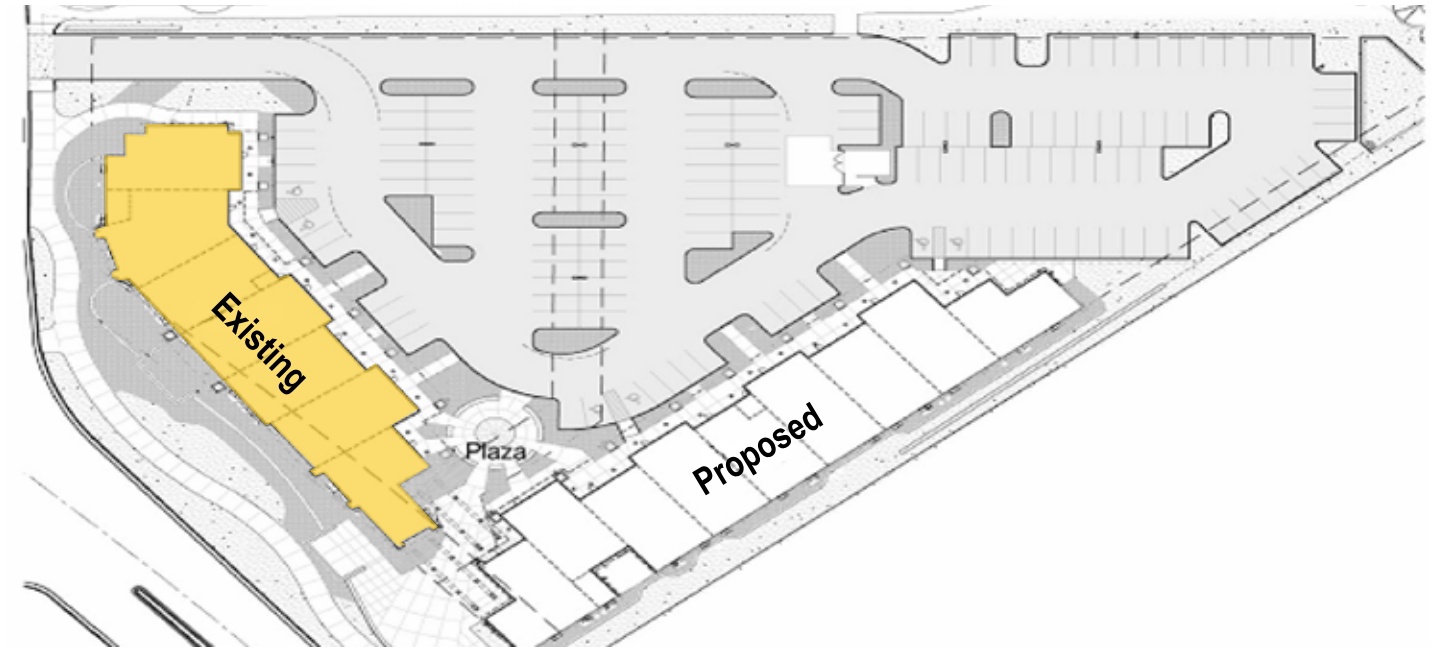
The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

**RALSTON CREEK VILLAGE**  
PROFESSIONAL OFFICE/MEDICAL CONDOS

6410 MILLER STREET, ARVADA, COLORADO

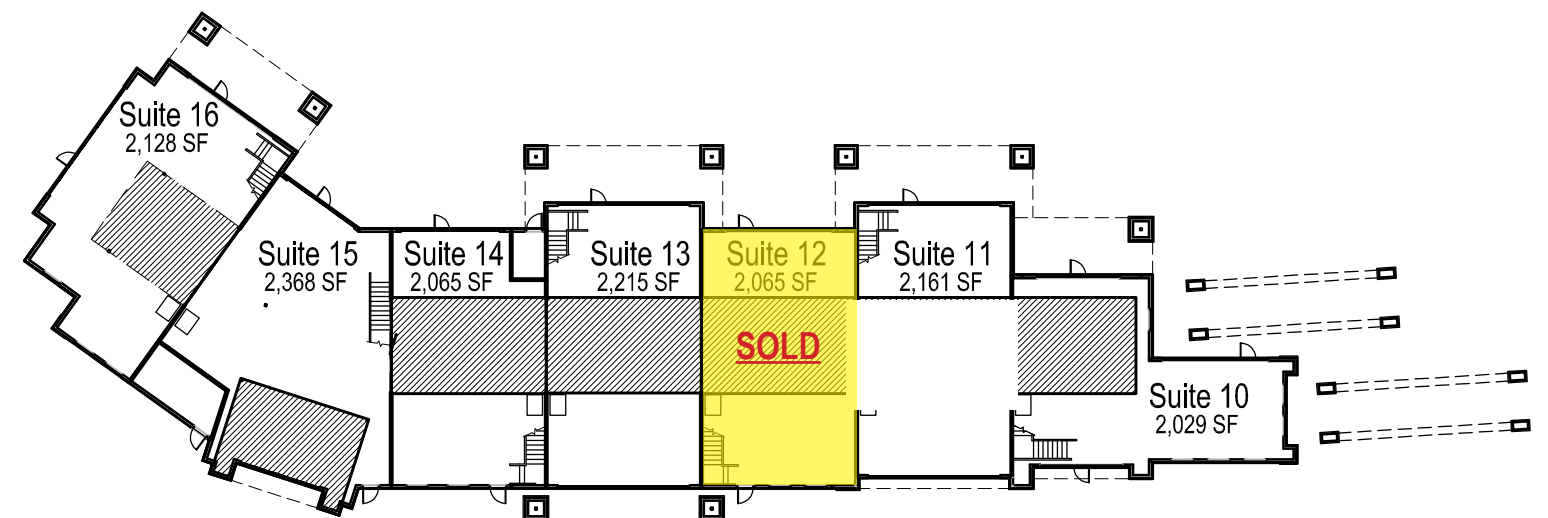


UNIT	SIZE	PRICE/SF	LEASE RATE
10	2,029 SF	\$139 / SF	\$11 - \$13 NNN
11	2,161 SF	\$130 / SF	\$10 - \$12 NNN
<del>12</del>	<del>2,065 SF</del>	<b>SOLD</b>	<del>\$10 - \$12 NNN</del>
13	2,215 SF	\$130 / SF	\$10 - \$12 NNN
14	2,065 SF	\$130 / SF	\$10 - \$12 NNN
15	2,368 SF	\$130 / SF	\$10 - \$12 NNN
16	2,128 SF	\$139 / SF	\$11 - \$13 NNN



**BUILDING INFORMATION**

City: Arvada  
 County: Jefferson  
 Building Size: 15,031 SF  
 Space Available: 12,966 SF  
 Minimum Divisible: 2,029 SF  
 Maximum Contiguous: 8,776 SF  
 Lease Rate: \$10.00 - \$13.00 / SF / YR NNN  
 Sale Price: \$130.00 - \$139.00 / SF  
 Previously Marketed at: \$150.00 / SF



REPRESENTS MEZZANINE LEVEL ABOVE

\* SBA 504 Financing Available with 10% Down