



# OFFICE SUITES FOR LEASE

## Parkside Center I & II

5255 And 5275 Marshall St | Arvada, CO 80002



## PROPERTY BROCHURE

### CONTACT:

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UNIQUE PROPERTIES

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# 5255 AND 5275 MARSHALL ST

## OFFERING SUMMARY

<b>Available SF:</b>	7,043 SF
<b>Lease Rate:</b>	\$15.50 - 16.00 SF/yr (Gross)
<b>Lot Size:</b>	1.05 Acres
<b>Building Size:</b>	20,529 SF
<b>Building Class:</b>	C
<b>Year Built:</b>	1985
<b>Market:</b>	Denver Northwest
<b>Cross Streets:</b>	West 52nd Avenue & Marshall Street

## PROPERTY OVERVIEW

First and Second Floor Suites. Thermopane Windows. Low Maintenance Landscaping. 24 Hour Building Access. Adjacent to Community Park and Tennis Court. Easy Access to I-70 and I-76.

## PROPERTY HIGHLIGHTS

- Thermopane windows
- 24-hour building access
- Adjacent to community park and tennis court
- Easy access to I-70 and I-76

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**Lease Rate:** \$15.50 - 16.00 SF/YR (GROSS)

**Total Space** 7,043 SF

**Lease Type:** Gross

**Lease Term:** Negotiable

SPACE	LEASE RATE	SIZE (SF)
5255 Marshall, Suite 101	\$15.50 SF/YR	1,397 SF
5255 Marshall, Suite 207	\$16.00 SF/YR	320 SF
5275 Marshall, Suite 101	\$16.00 SF/YR	1,515 SF
5275 Marshall, Suite 102	\$16.00 SF/YR	1,170 SF
5275 Marshall, Suite 105	\$16.00 SF/YR	848 SF
5275 Marshall, Suite 206	\$16.00 SF/YR	1,793 SF

