



DEAN CALLAN & COMPANY INC

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THE COLORADO GROUP, INC.

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MEDICAL/DENTAL OFFICE SPACE FOR LEASE

**6390 GARDENIA STREET
ARVADA, COLORADO 80004**

Turn-key medical/dental office space featuring a warm and inviting reception area, multiple treatment rooms/offices, a lab/workshop, and generous storage. Rarely available, this space presents a prime opportunity in a sought-after location. The building offers excellent signage visibility, ample parking, elevator access, and proximity to a wide range of amenities.

Tenants also benefit from additional basement storage at a discounted rate.

Nearby amenities within walking distance include Sprouts, Walgreens, Buffalo Wild Wings, Illegal Burger, the US Post Office, Aveda Spa, and many more. Join a thriving community of professional and medical office users, such as Embrace Kids Dentistry, New Beginnings Tattoo Removal, Edward Jones, and others.

Call us for more information and to set up a tour.

TERMS

Suite 200:

2,491 SF (Demisable to: 1,241 SF)

Monthly Payment:

\$31.00 / SF Modified Gross

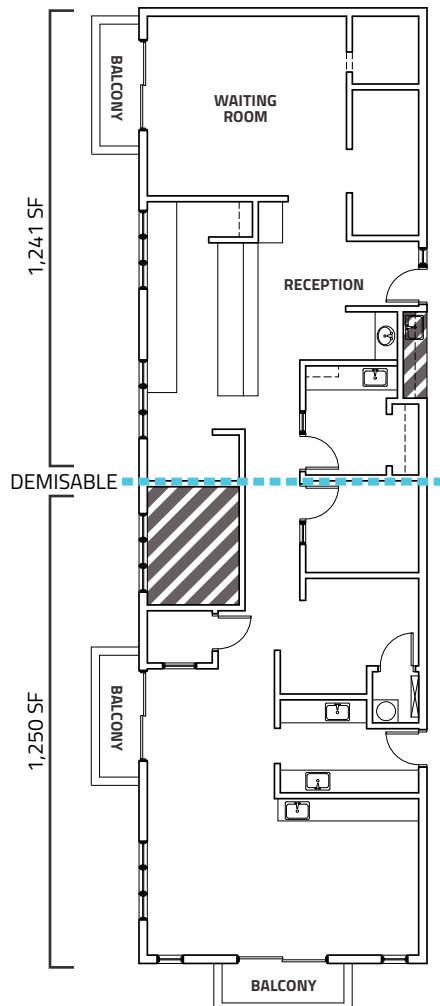
Available:

Immediately

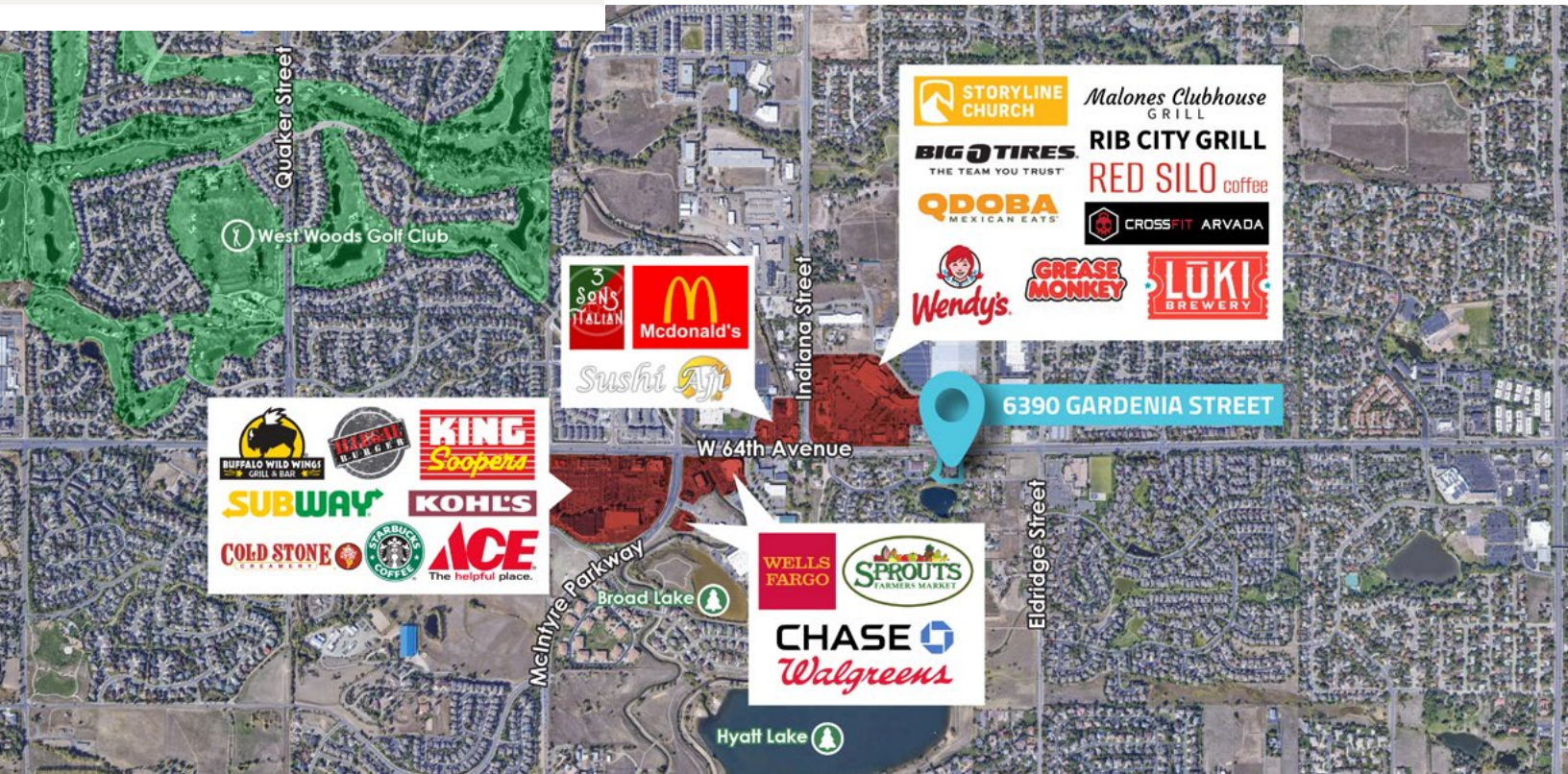
PROPERTY FEATURES

- Central Arvada location
- Great natural light and outdoor seating areas
- Elevator access
- Abundant parking
- Storage available!
- Professional Property Management

SUITE 200 - 2,491 SF



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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