



FOR SALE – Office

6670 Holman St. Unit 704, Arvada, CO 80004

Zoning CG, Arvada (Expanded uses w/in Dev. Agmt)

Square Ft 1,958 SF

Clear Ht 20'

Power 200A 120/480V 3P (tbv)

Loading N/A for unit 704

Parking 3:1000

YOC 2024

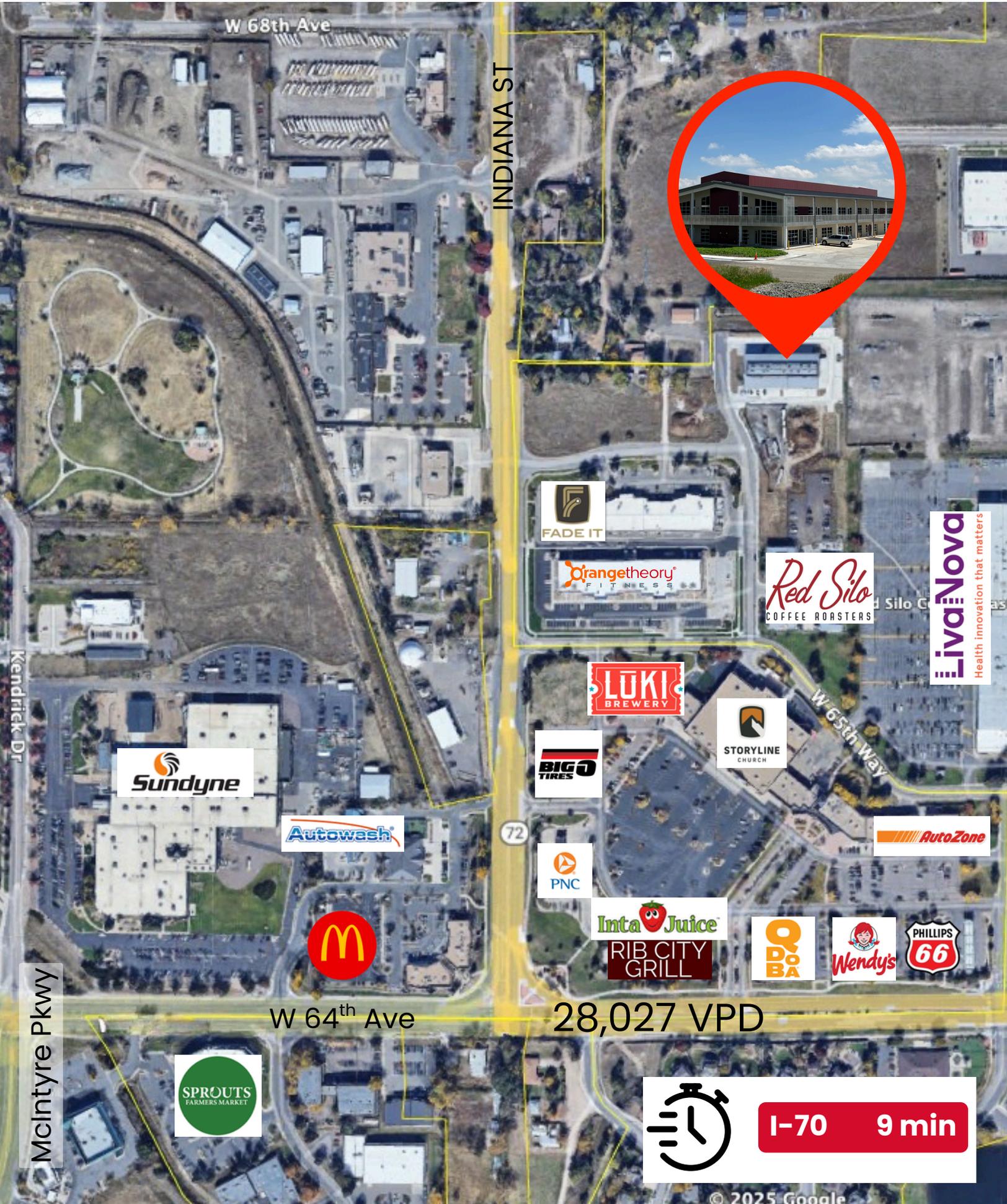
HOA \$250/month

Property Features

- Light Industrial, Retail, Office
- Extensive allowed uses
- Fire Sprinklers
- 200 Amp 3 Phase
- Drive in Door
- Water and Drains in Office
- Ready for Hair Salon, medical, treatment or other similar uses

\$587,400

6670 Holman St, Arvada, CO



Sundryne

Autowash



SPROUTS
FARMERS MARKET

FADE IT

Orangetheory
FITNESS

Red Silo
COFFEE ROASTERS

Live Nova
Health innovation that matters

LUKI
BREWERY

STORYLINE
CHURCH

BIG O
TIRES

PNC

Inta Juice
RIB CITY GRILL

QDOBA

Wendy's

PHILLIPS
66

AutoZone

W 64th Ave

28,027 VPD



I-70 9 min

6670 Holman St, Arvada, CO – Unit 704

Unit 704 – 2nd floor office

\$587,400

- Mountain Views
- Kitchenette
- Finished bathroom
- Balcony access
- LED Lightning



www.AlignCREA.com

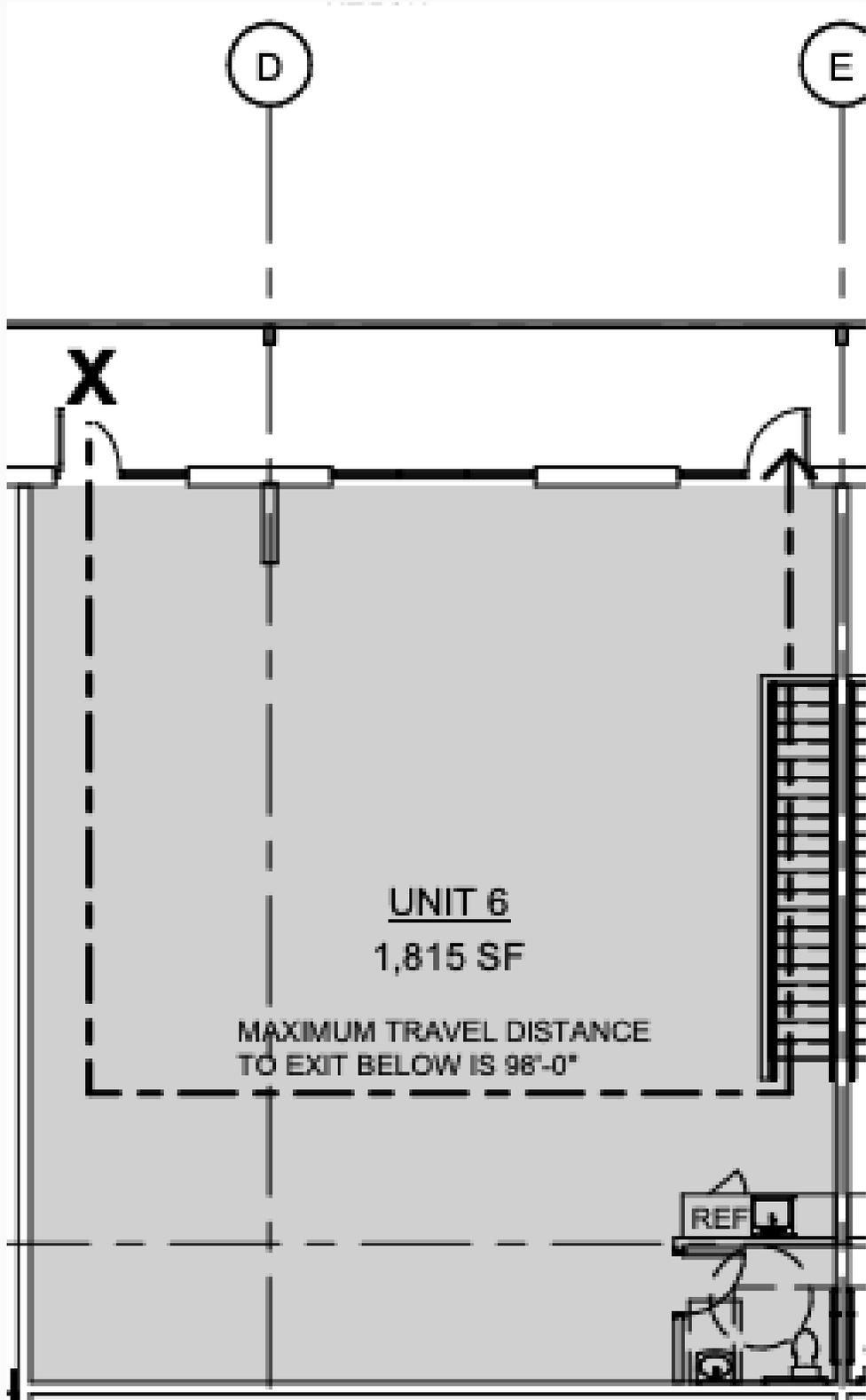
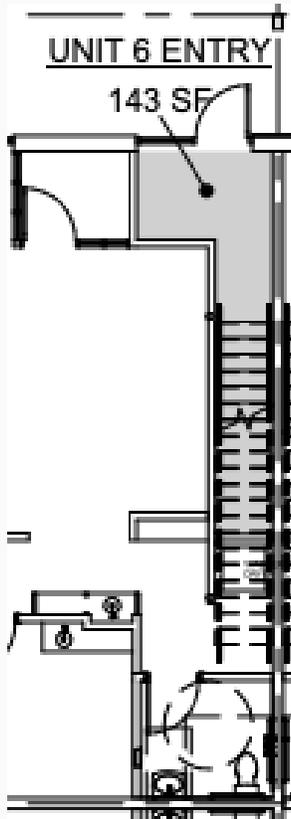
[Click >>BROKERAGE DISCLOSURE](#)

303-945-1335

Disclaimer: The information provided in this brochure is for general informational purposes only and does not constitute professional advice. No representations, warranties, or guarantees, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers or tenants should independently verify all information and consult with appropriate professionals before making any real estate decisions. This brochure does not constitute an offer or solicitation.

6670 Holman St, Arvada, CO - Unit 704

Entry from 1st floor, unit is on the 2nd Floor



6670 Holman St, Arvada, CO - Unit 702 & 703



Professional Services

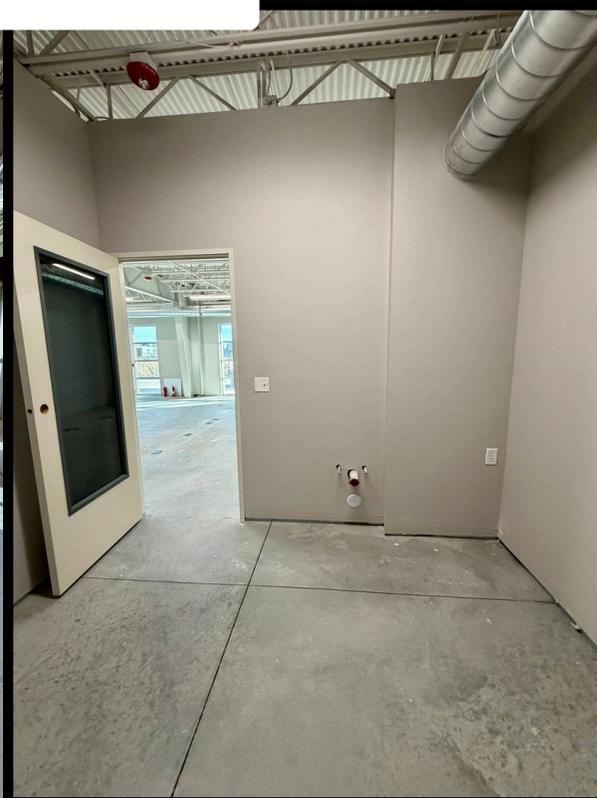
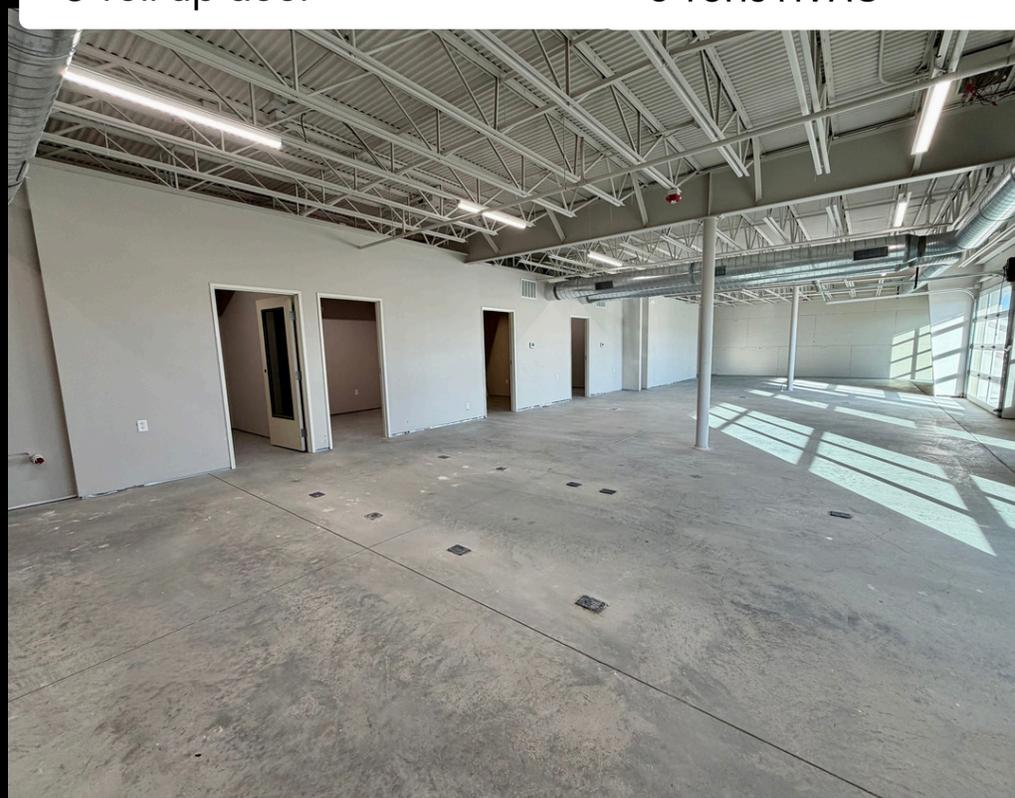
- Office uses
- Architecture
- Legal
- Lab
- Consulting

Health Care Services

- Chiropractic
- Dentistry
- Hair Salon
- Wellness Center
- Fitness

**\$506,250
to \$810,000**

- Abundant Light in units
- 4 Office/Treatment rooms
- water and drains in offices
- 8' roll up door
- Finished kitchen and bathroom
- LED Lightning
- 200 Amp 3Phase
- 5 Tons HVAC



www.AlignCREA.com

[Click >>BROKERAGE DISCLOSURE](#)

303-945-1335

Disclaimer: The information provided in this brochure is for general informational purposes only and does not constitute professional advice. No representations, warranties, or guarantees, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers or tenants should independently verify all information and consult with appropriate professionals before making any real estate decisions. This brochure does not constitute an offer or solicitation.

6670 Holman St, Arvada, CO - Unit 702 & 703

