

Medical/General Office Building Space for Lease | Ralston Valley Medical Center

12001 West 63rd Place, Denver, Colorado 80004

4,210 sf Space Available for Lease on Main Floor

Lease Rate: \$11.00 psf + NNN



All photography all pages | Copyright © 2023 J Barry Winter | All Rights Reserved

weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 main | 720-941-9202 fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell

www.weststarcommercial.com

4,210 sf Space
Now Available on Main Level

Lease rate: \$11.00 psf + NNN

Building size: 9,210 sf
Land square footage: 21,344 sf
Class C Medical Office Building
Zoning: MX-S (mixed use suburban)

Ralston Valley Medical Center, a two-story medical / general office building located in a quiet neighborhood setting at **12001 West 63rd Place** in Arvada, Colorado, is currently being offered for Lease. 4,210 square feet of available space has opened on the main floor with easy access, which includes a uniquely designed sheltered ramp for wheelchair access on the east side of the building. This unit is currently built out as medical, but could be altered to fit your needs. With ample on-site parking, and a well-established medical facility in this area, this unit is well worth checking out further.

For more information, please do not hesitate to give one of our helpful seasoned commercial brokers a call.

Medical/General Office Building Space for Lease | Ralston Valley Medical Center

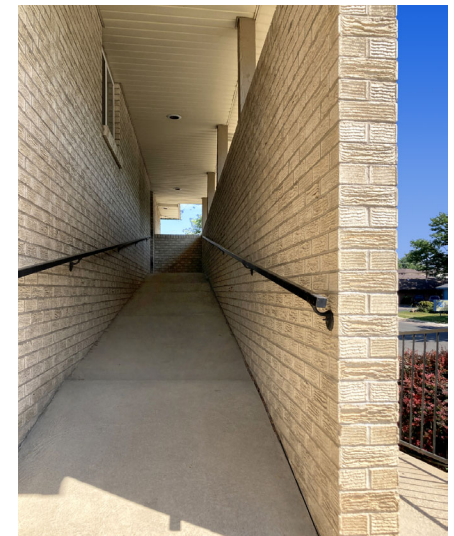
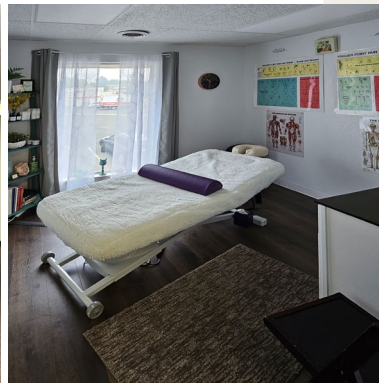
12001 West 63rd Place, Denver, Colorado 80004



weststar

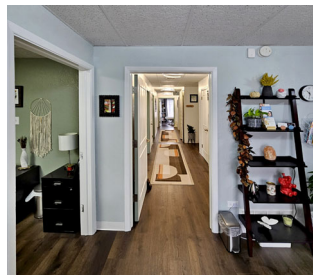
Arvada is steeped in Colorado history. Established in 1870 with 100 citizens, it now boasts roughly 123,436 according to the latest 2022 data from the US census. Its roots however traces back to June of 1850 when Lewis Ralston struck gold becoming the first documented strike that led to the Gold Rush of 1859 in Colorado. Arvada was also the birthplace of the King Soopers chain, with Lloyd J. King opening his first grocery store in 1947. Arvada has shown throughout its long history that this city finds those veins of wealth yearly. Maybe it's time for you, as well, to find a golden opportunity with the purchase of this property as an investment on your future.

- ▶ Multi-tenanted building
- ▶ Near main thoroughfare for easy access
- ▶ New roof, HVAC system installed in 2021
- ▶ Ample on-site parking (3.37/1,000 sf)



Lev Cohen
720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Sheldon Hayutin
720-880-2934 direct | 303-888-8597 cell
sheldon@weststarcommercial.com



Please call one of our professional commercial brokers for more information about this special investment opportunity.

All photography all pages | Copyright © 2023 J Barry Winter | All Rights Reserved

*Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change
Copyright © 2025 Weststar Commercial. All Rights Reserved

12001W63 - 011525

Medical/General Office Building Space for Lease | Ralston Valley Medical Center

12001 West 63rd Place, Denver, Colorado 80004

An opportunity worth looking into

Call our brokers for more complete information

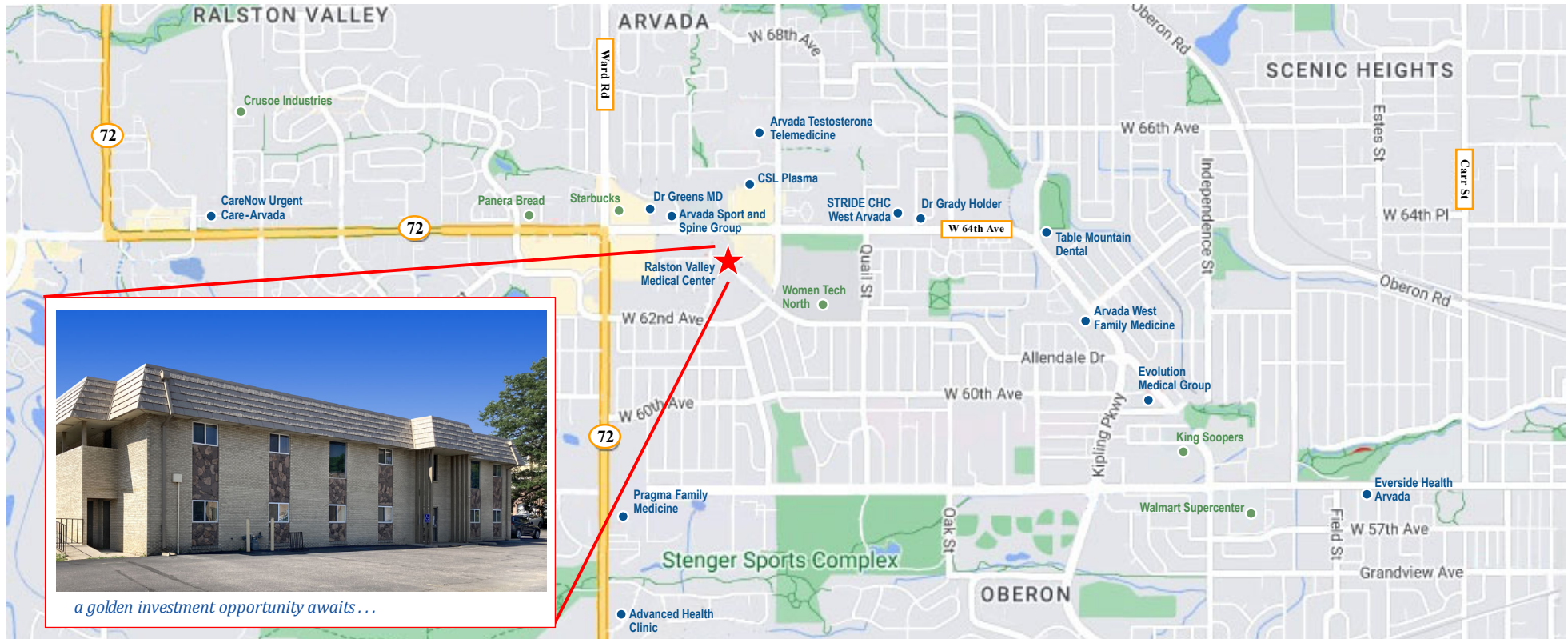
Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell
sheldon@weststarcommercial.com

weststar



Disclaimer: the enterprises noted here are simply an approximation of their location

SUMMARY OF STABILITY

Since this medical/office two-story development was first constructed in 1974, 12001 West 63rd Place has seen growth in the surrounding areas expanding into varied medical enterprises attracting doctors, medical clinics, labs and urgent care facilities to meet the demands of a growing population over the many decades. With the growth of Arvada, in general, the needs for maintaining

the health of its populations has grown exponentially. As well, corporations in more recent years have found similar needs to expand their operations into the area. Forty-nine years later, 12001 West 63rd Place is still functioning well enough to still offer businesses an opportunity to become a part of this facility, now open for Lease to continue to serve the specialized needs of the surrounding populations.

We would like to offer you an invitation to come see how this space could work in your favor for your business. Please give one of our brokers a call so that we may arrange a time to help you meet your goals. Thank you.