

5610

WARD RD

ARVADA, CO 80002

NEGOTIABLE
SALE PRICE

\$16/SF NNN
LEASE RATE

UNIT SIZE OPTIONS

±5,000 SF
±10,000 SF
±15,500 SF (FULL UNIT)



WARD ROAD
38,120 VPD

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 **UNIQUE**
PROPERTIES TCN
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PROPERTY SUMMARY

Address:	5610 Ward Rd Arvada, CO 80002
Lease Rate:	\$16 / SF NNN
NNN Est:	\$7.33 / SF
Available SF:	15,476 SF Divisible to 5,000 SF
Parking:	3.0 / 1,000 SF
Loading:	Drive-In Ramp
Tenancy:	Single / Multi
Zoning:	PUD
Office Ceiling Height:	9-10'
Warehouse Ceiling Height:	14-16'
Year Built:	2005



PROPERTY HIGHLIGHTS

- ⊕ Office/Flex Condo (s) – 5-15k SF Available
- ⊕ Open Floor plan, High Ceilings, and Drive-In Loading Door
- ⊕ Sale or Lease Options Available – Inquire For Details
- ⊕ High-Image Business Park Setting

INTERIOR PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

EXTERIOR PHOTOS



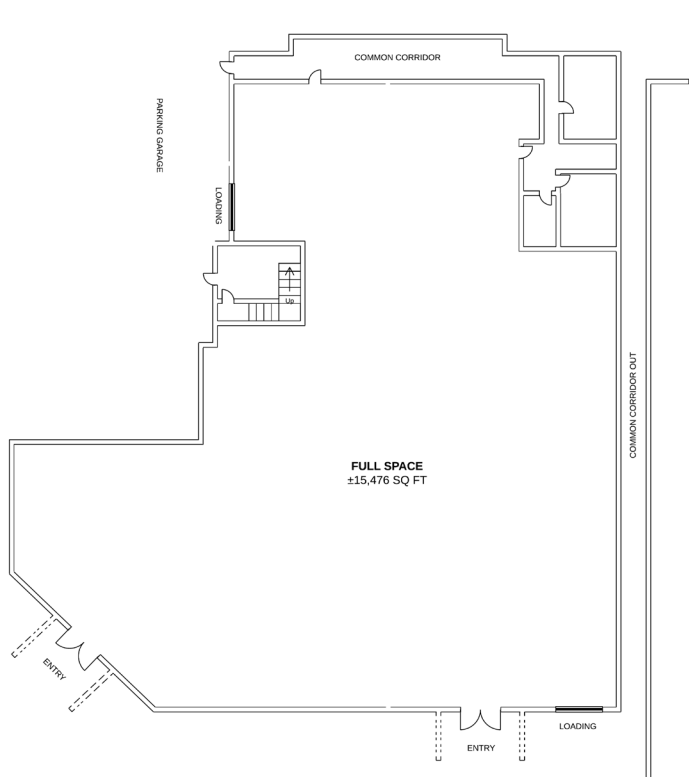
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FLOORPLAN OPTIONS

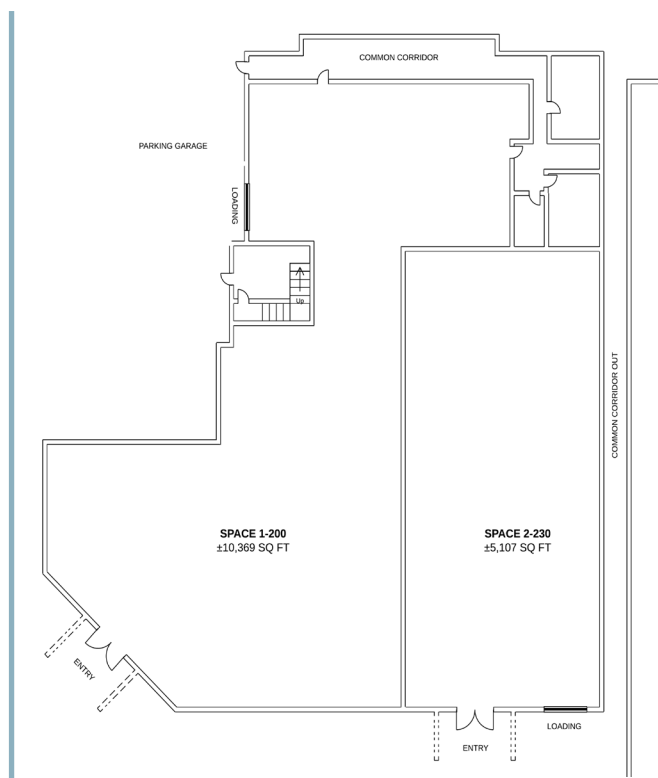
Total Unit Size: 15,476 SF

Unit is Divisible into Multiple Option Sizes

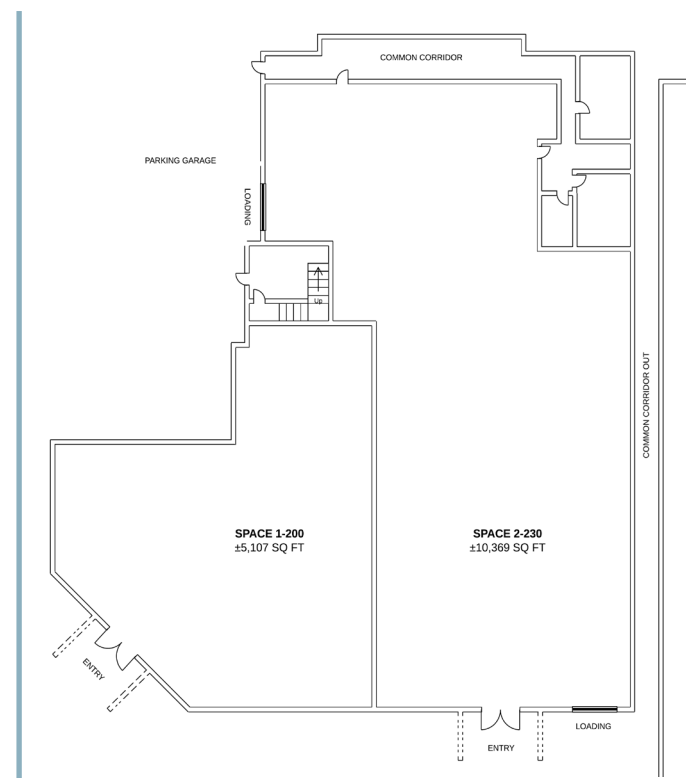
Options Below are all Flexible and Can be adjusted Per Tenant



OPTION 1
15,476 SF FULL UNIT



OPTION 2
5,107 SF UNIT W/ DRIVE-IN LOADING
10,369 SF UNIT W/ NO EXTERIOR LOADING



OPTION 3
10,369 SF UNIT W/ DRIVE-IN LOADING
5,107 SF UNIT W/ NO EXTERIOR LOADING

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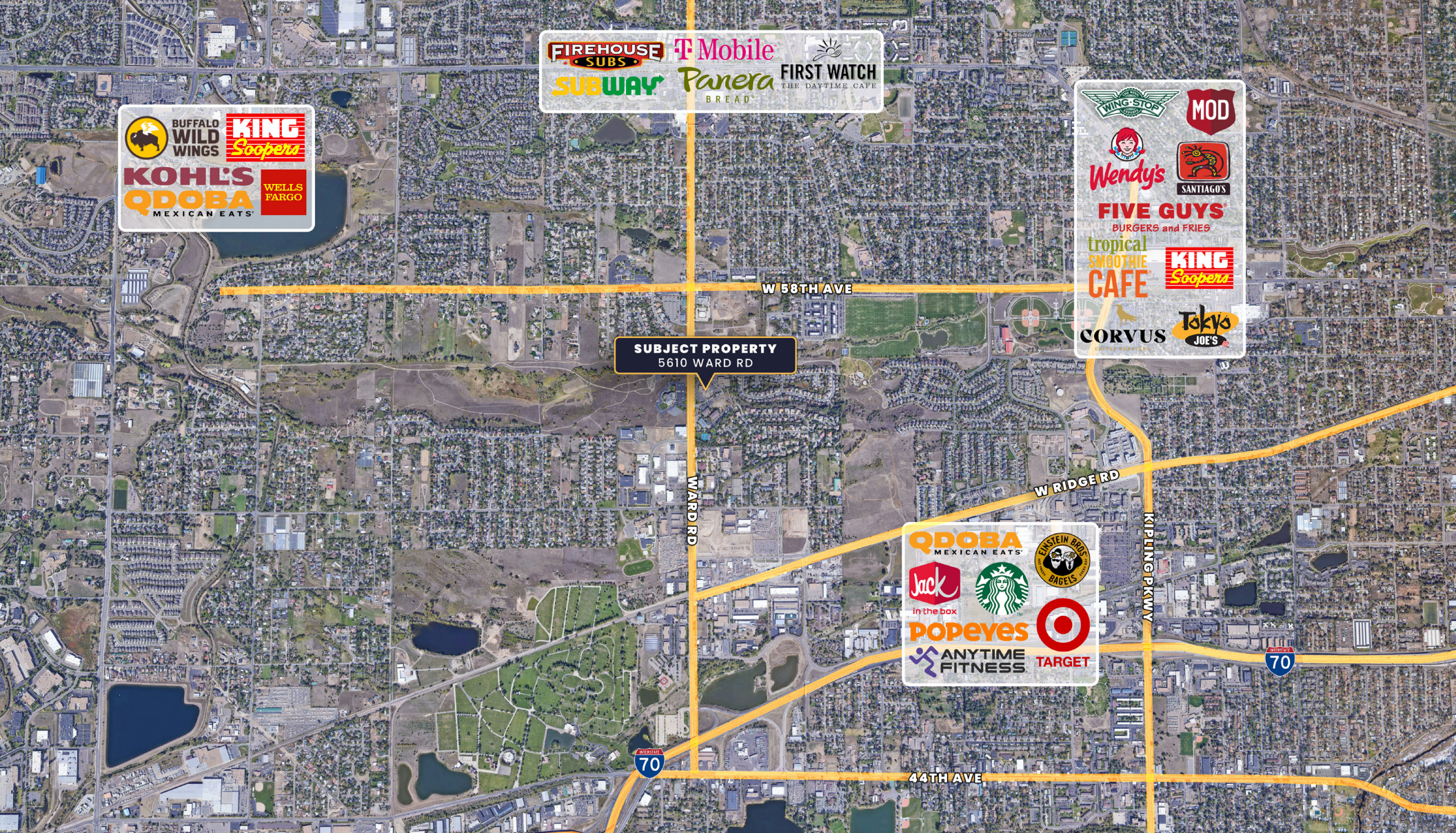
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SUBJECT PROPERTY
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