



ARVADA OFFICE SPACE FOR LEASE

Lease Rate: \$12.00/SF - \$14 /SF FSG

Only Two Spaces Left in entire Building!

PROPERTY OVERVIEW:

Building Type:	Commercial Office/Retail, Multi-Tenant
Year Built:	1986
Building Size:	13,045 SF
Total Lot Area:	13,939 SF
Office Park:	Supreme Commons, PUD-1

PROPERTY FEATURES:

- Located within a well landscaped and maintained business park
- Easy access to I70 via Ward Rd
- Central corridor with good natural light
- Large, 128 space shared surface parking lot
- Landlord will do build-out for turnkey hair salon
- Perfect for mental health office, attorneys, massage therapist, etc.
- Direct access to outside from space
- Lift included in the space

AREA DESCRIPTION:

5400 Ward Road is located off highly trafficked Ward Road on the west side of Arvada. The building has multiple spaces available for lease with a large common area foyer. There is ample parking and well-maintained landscaping around the property.

For more information, please contact:

JAMIE MITCHELL

Principal

303.962.9571

JMitchell@PinnacleREA.com

PAUL NORA

Advisor

303.962.9575

PNora@PinnacleREA.com

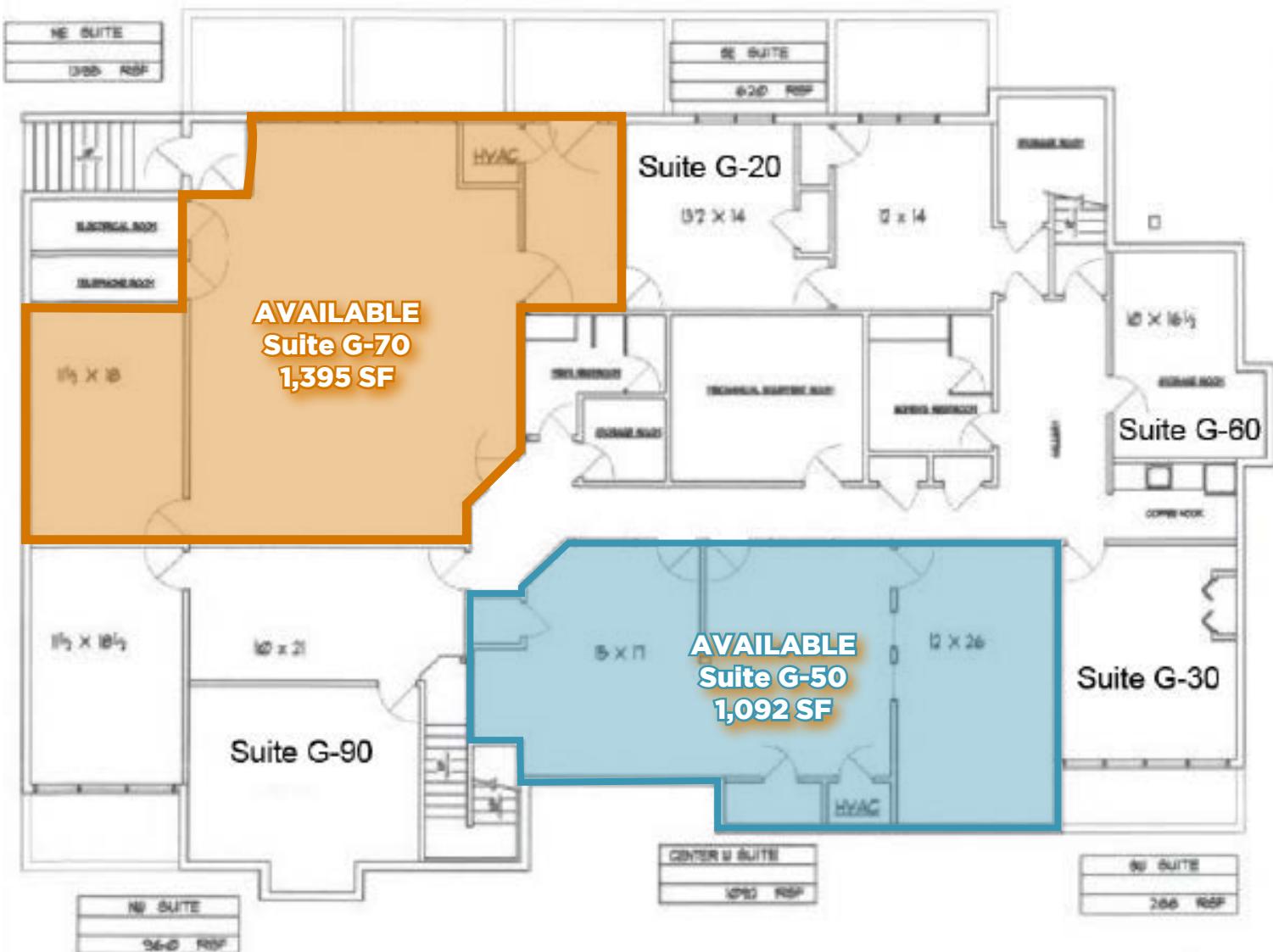
SPACES AVAILABLE TO LEASE:

Suite G50 | 1,092 SF

Lease Rate: \$12.00/SF FSG

Suite G70 | 1,395 SF

Lease Rate: \$14.00/SF FSG



For more information, please contact:

JAMIE MITCHELL
Principal
303.962.9571
JMitchell@PinnacleREA.com

PAUL NORA
Advisor
303.962.9575
PNora@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

Suite G50 | 1,092 SF

Lease Rate: \$12.00/SF FSG



For more information, please contact:

JAMIE MITCHELL
Principal
303.962.9571
JMitchell@PinnacleREA.com

PAUL NORA
Advisor
303.962.9575
PNora@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

Suite G70 | 1,395 SF

Lease Rate: \$14.00/SF FSG



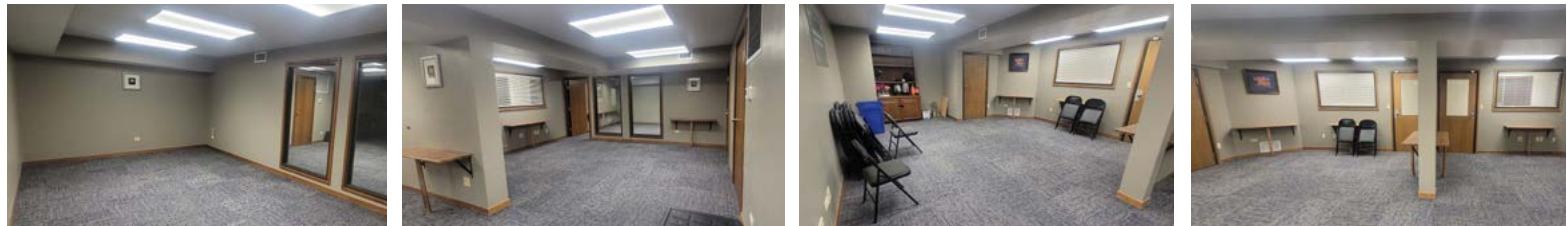
For more information, please contact:

JAMIE MITCHELL
Principal
303.962.9571
JMitchell@PinnacleREA.com

PAUL NORA
Advisor
303.962.9575
PNora@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com



For more information, please contact:

JAMIE MITCHELL
Principal
 303.962.9571
 JMitchell@PinnacleREA.com

PAUL NORA
Advisor
 303.962.9575
 PNora@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC

 One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com
