



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:

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Principal

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PAUL NORA

Advisor

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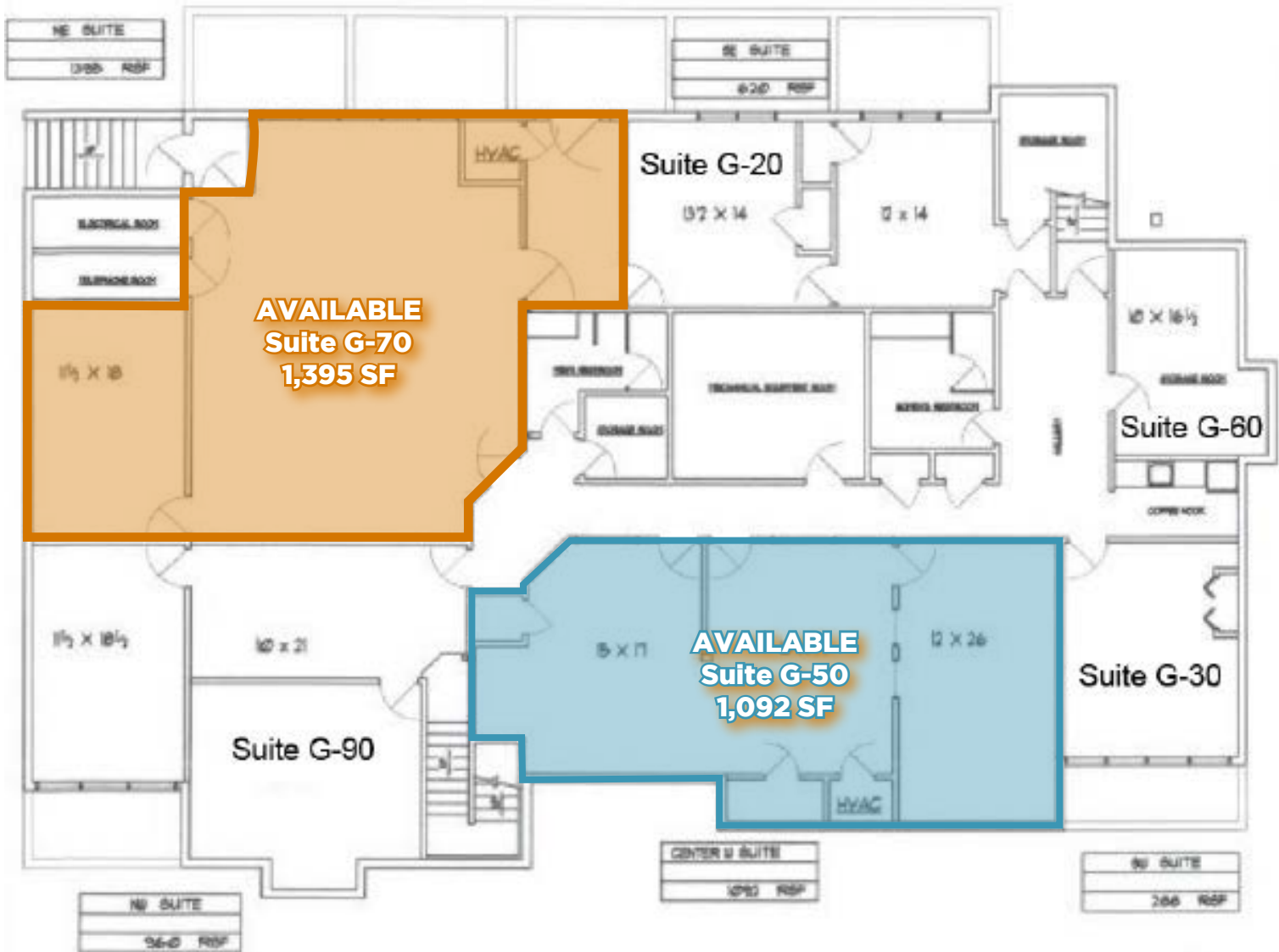
SPACES AVAILABLE TO LEASE:

Suite G50 | 1,092 SF

Lease Rate: \$12.00/SF FSG

Suite G70 | 1,395 SF

Lease Rate: \$14.00/SF FSG



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Suite G50 | 1,092 SF

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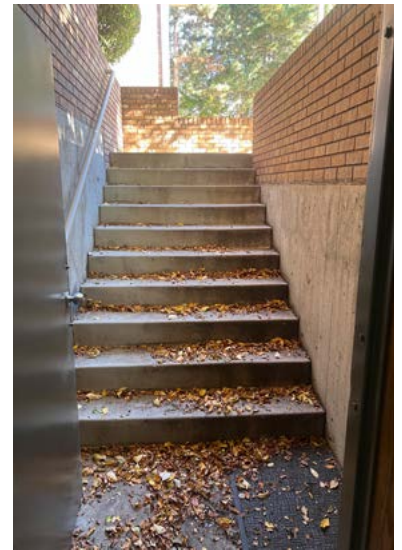
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Suite G70 | 1,395 SF

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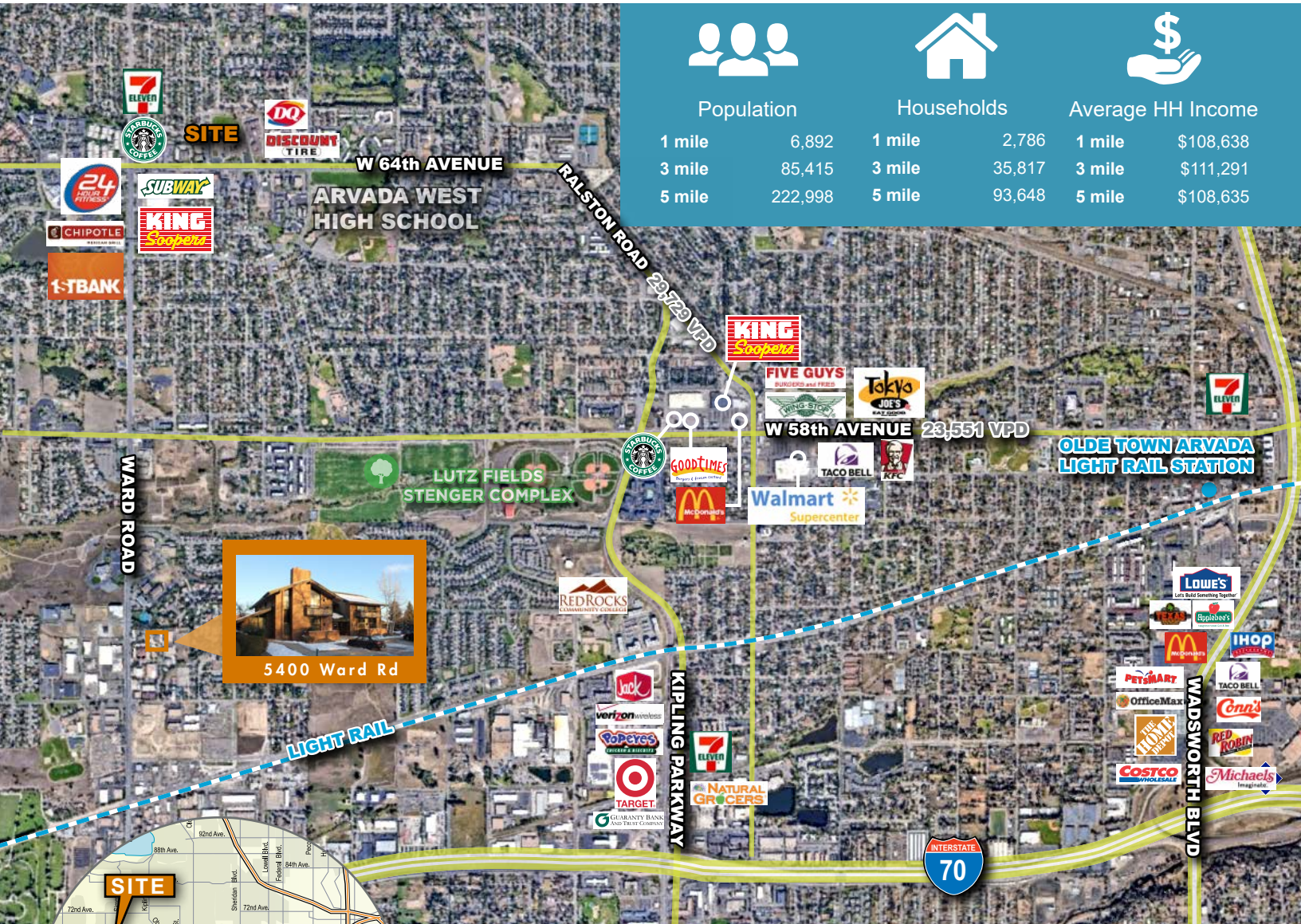
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FOR LEASE

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Arvada, Colorado 80002



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