

5610

WARD RD 200 & 230
ARVADA, CO 80002

\$3,950,000
SALE PRICE

\$16/SF NNN
LEASE RATE

5,000 -15,476 RSF
UNIT SIZE



WARD ROAD
38,120 VPD

**STATE OF THE ART
CONTEMPORARY
OFFICE / FLEX SPACE**

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 **UNIQUE** PROPERTIES TCN
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PROPERTY SUMMARY

Address:	5610 Ward Rd – 200 & 230 Arvada, CO 80002
County:	Jefferson
Sale Price:	\$3,950,000
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
Property Type:	Office / Flex Condo
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

EXECUTIVE SUMMARY

LOCATION

5610 Ward Road is located approximately 1 mile North of the I-70 & Ward Rd intersection in Arvada, CO. The property is situated for quick access to several retail, residential and commercial hubs. The strong demographics, drive-by traffic, and quick highway access make this an appealing location for several local or national businesses.

OFFICE / FLEX FUNCTIONALITY

The condo(s) are comprised of two spaces totaling 15,476 SF, which can be split up in a variety of ways (see floorplan options, page 6). The space allows for a multitude of users in different industries to take advantage of its open/functional floorplan, high-ceilings, drive-in ramp, and ability to build out a custom office setting. The building is well-suited for traditional office users, medical related companies, and light assembly/storage groups.

IMAGE & PARKING

The subject building is positioned within the Creekside Business Park which is comprised of several Class A Office & Flex buildings. Originally built in 2005, the property as a whole offers a High-Image appeal and a Pride-of-Ownership asset. The property also offers a healthy parking ratio of 3 spaces per 1,000 SF with additional open parking throughout.

SALE / LEASE OPTION

Local ownership is offering the subject condo(s) for Sale or Lease. Flexible options on either are available. The space is in shell condition and needs full buildout. Please contact broker for more details.



INTERIOR PHOTOS



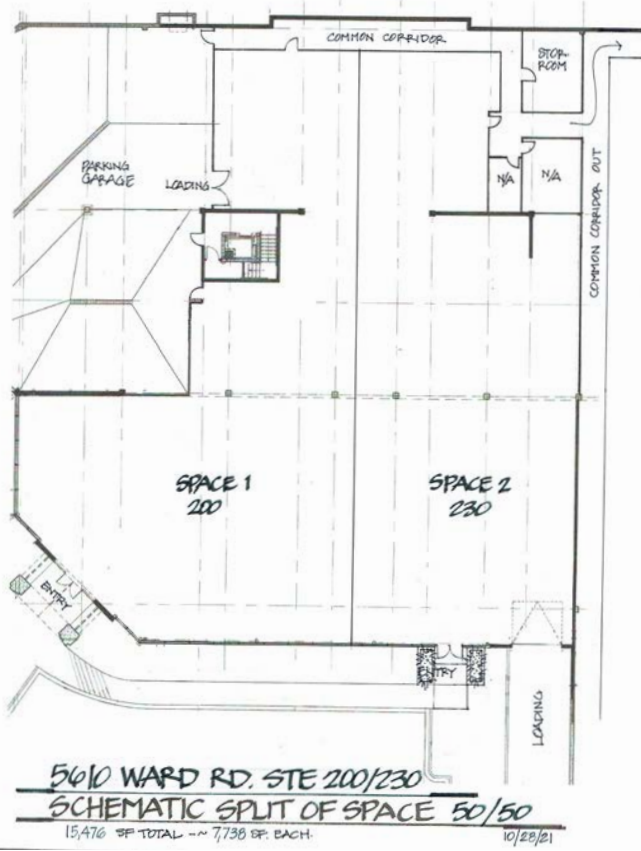
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EXTERIOR PHOTOS

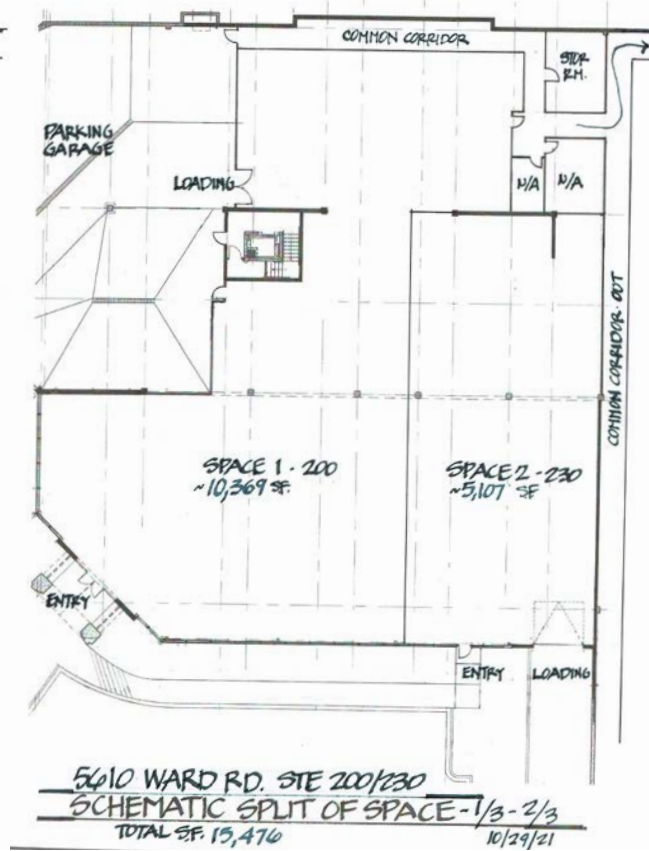


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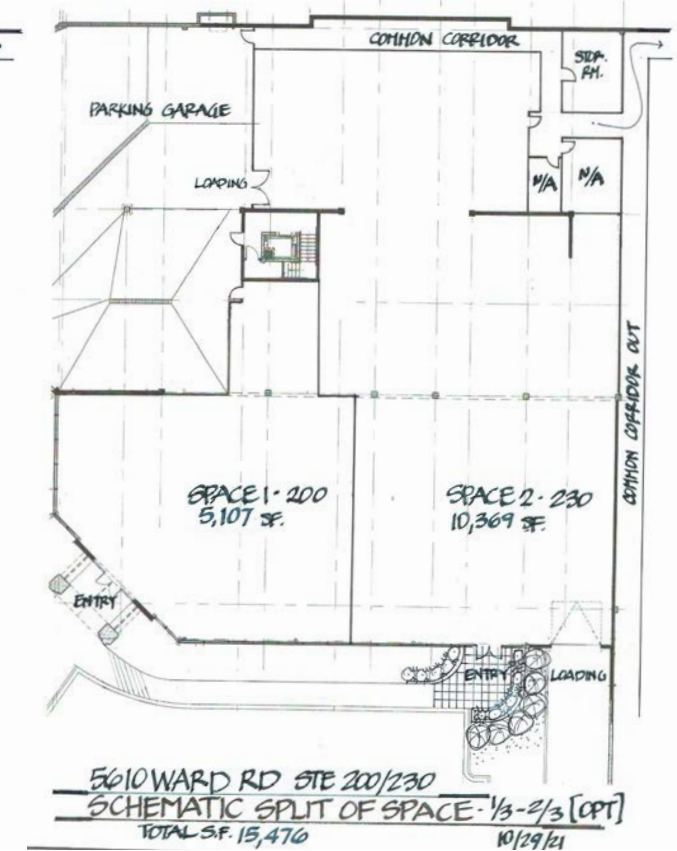
FLOORPLAN OPTIONS



OPTION 1



OPTION 2



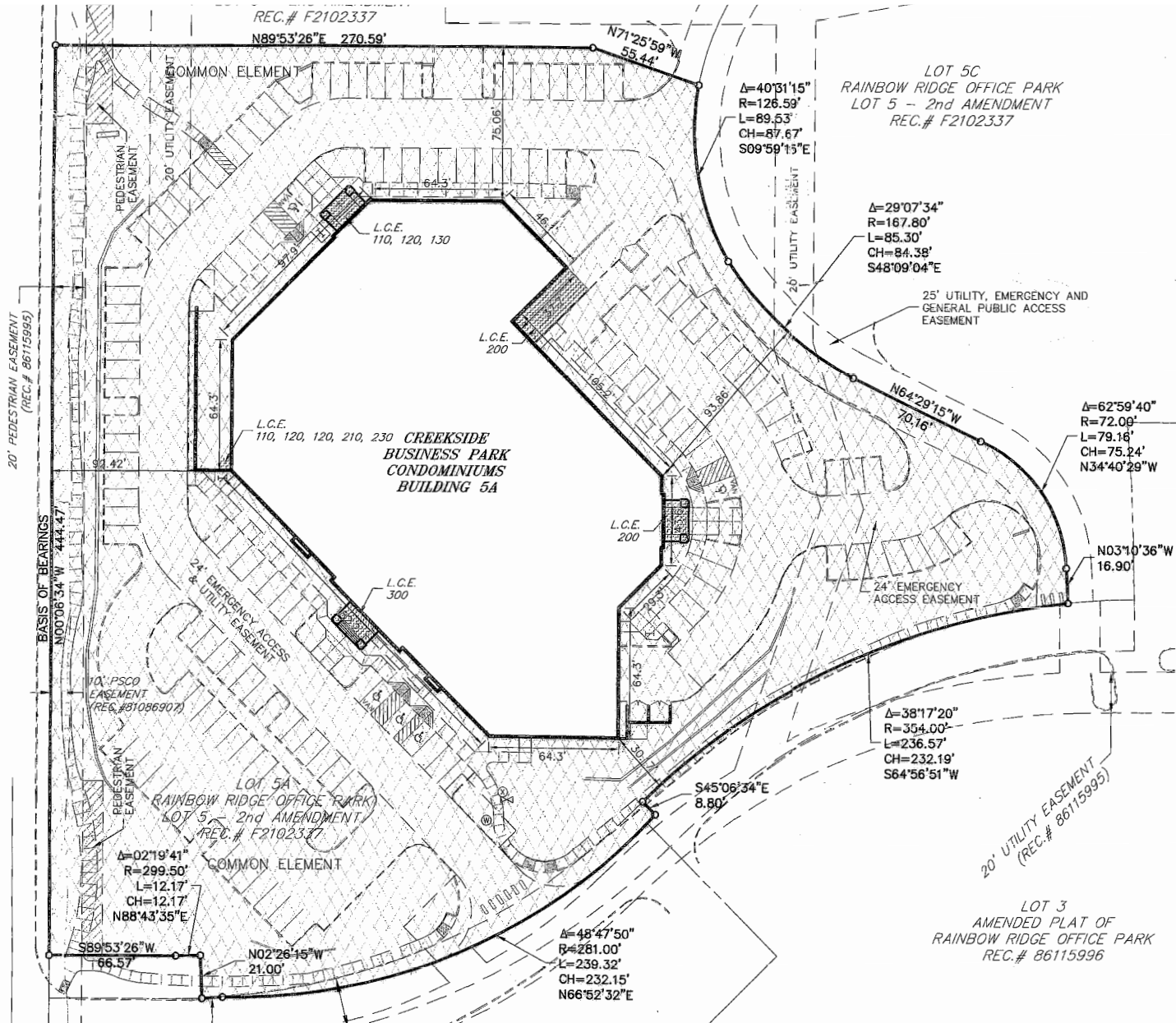
OPTION 3

SITE PLAN

3 / NOTES
D LEVEL
L

MINUM

WARD ROAD - SH 72 (R-O-W VARIES)



LOCATION MAP



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