

FIRST BANK

FOR LEASE

6355 Ward Rd
Arvada, CO 80004



PROPERTY FEATURES



- Versatile space for lease
- Ample parking available
- Customizable floor plan options
- Well-maintained exterior
- Opportunity to establish a strong business presence
- Elevate your business operations
- Bank Building



- Mountain Views
- Strategic and convenient location
- Excellent visibility for businesses

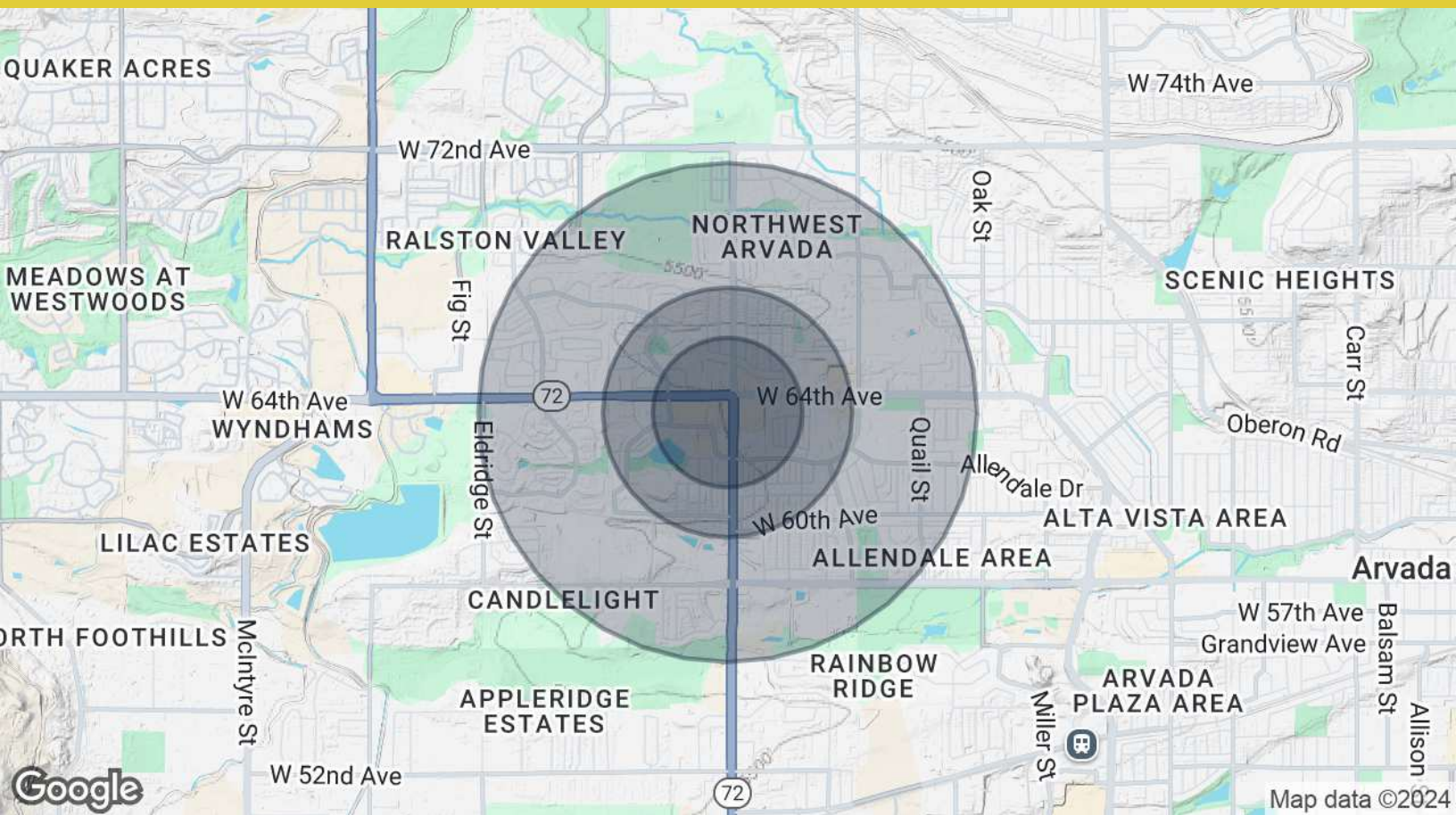


- 24/7 Security
- Ideal for office or service providers
- Spacious interior with modern amenities



FOR LEASE:
\$21.00 SF/YR
GROSS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,461	3,873	14,289
Average Age	45	45	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	599	1,568	5,799
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$119,463	\$120,878	\$127,933
Average House Value	\$639,193	\$644,059	\$652,569

Demographics data derived from AlphaMap



Gabriella Barnes

Broker

720.278.8111

gbarnes@wheelhousecommercial.com

