

5630 | **WARD RD**
ARVADA, CO 80002

DIVISIBLE FROM 10,000-21,278 SF | 2.19 AC



OWNER-USER OFFICE / FLEX PROPERTY FOR SALE OR LEASE

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EXECUTIVE SUMMARY

Unique Properties, Inc. is pleased to present qualified investors and tenants with the opportunity to purchase or lease 5630 Ward Road — a high-quality, Class A office/warehouse property located along the active Ward Road corridor in Arvada, Colorado. Just one mile north of I-70, this strategic location offers proximity to downtown Golden and the gateway to the Rocky Mountain Foothills, surrounded by a diverse mix of commercial and industrial users.

The Property totals 21,278 square feet on 2.19 acres and features an ideal $\pm 85\%$ office / $\pm 15\%$ warehouse layout (see floorplan on Page 5). This freestanding building exemplifies pride of ownership and is well-equipped with a high-end office buildout, functional and efficient warehouse space, a spacious parking lot, excellent signage visibility, heavy power, high clear heights, and one drive-in loading door. Flexible P-D zoning allows for a wide range of industrial and office uses, making this an ideal fit for both users and investors.

PURCHASE PRICE

\$5,999,999

LEASE RATE

\$18.50/SF NNN

BLDG SIZE | LOT SIZE

21,278 SF | 2.19 AC

ZONING

P-D

COUNTY

JEFFERSON

PRICE PER SF

\$281

NNN EST.

\$12.71/SF

PROPERTY TAX

\$139,419 (2024)

YEAR BUILT

2008

AVAILABLE SIZE

10,000 SF-21,278 SF

HIGHLIGHTS

- Ø Premier Arvada Flex/Office Property (1 Mile from I-70)
- Ø Class A Buildout & Finishes
- Ø Freestanding Building on a Large Lot
- Ø 85% Office Space, 15% Warehouse Space



HIGH IMAGE PROPERTY

INVESTMENT HIGHLIGHTS



FUNCTIONAL FLEX BUILDING

- Ø Heavy Power, Large Parking Lot, Multiple Layout Options
- Ø Small Warehouse Space w/ One (1) Drive In Door
- Ø Professionally Built Out Office Space
- Ø Can be Split into Two (2) Units

FLEXIBLE OFFICE AREAS:

- 25+ Private Offices, Multiple Conference Rooms, Training Room, Open Bullpen Areas, Break Room

FUNCTIONAL WAREHOUSE AREA:

- High Clear, Large Loading Door, Backup Generator, Ability to Rac Up, Ability to Expand Space

HIGH IMAGE/HQ PROPERTY OPPORTUNITY

- Ø 85% Office, 15% Warehouse Mix
- Ø 4/1,000 Parking Ratio
- Ø Large Signage Opportunity w/ High Visibility



SITE OVERVIEW

**Nearby Major
Cross Streets:**

58th Ave & Ward Rd

Land Area:

95,396 SF | 2.19 Acres

Zoning:

Planned Development (P-D)

Parking:

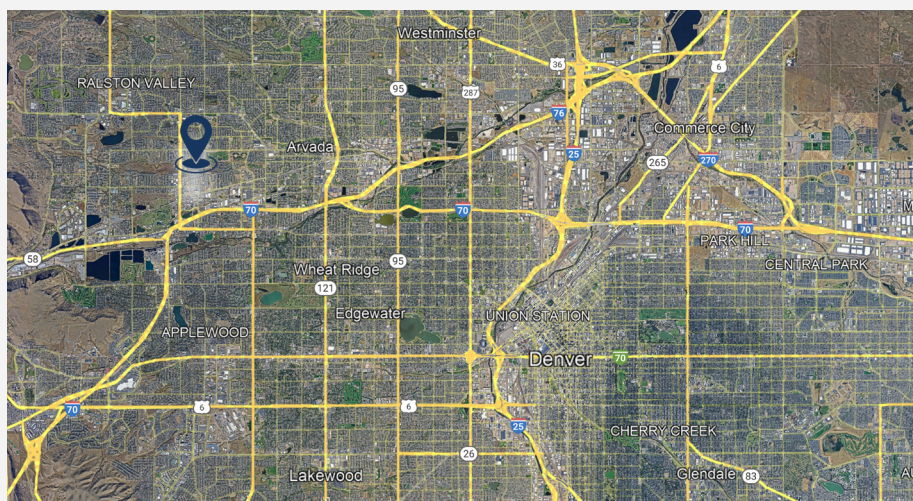
4/1,000 Ratio

Loading Doors:

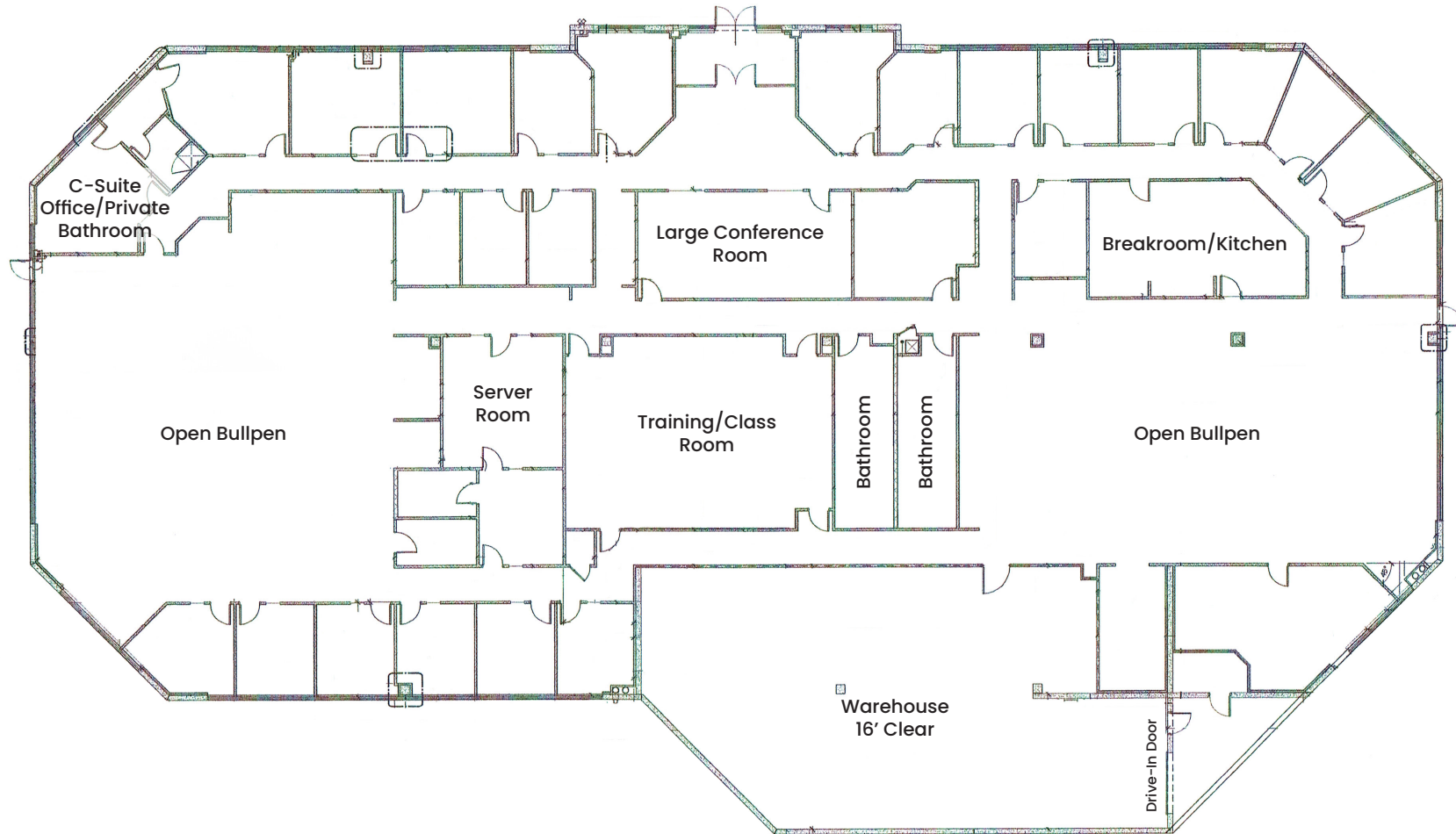
One (1) Drive-In

Clear Height:

Office: 9' - 10'
Warehouse: 14'



FLOORPLAN



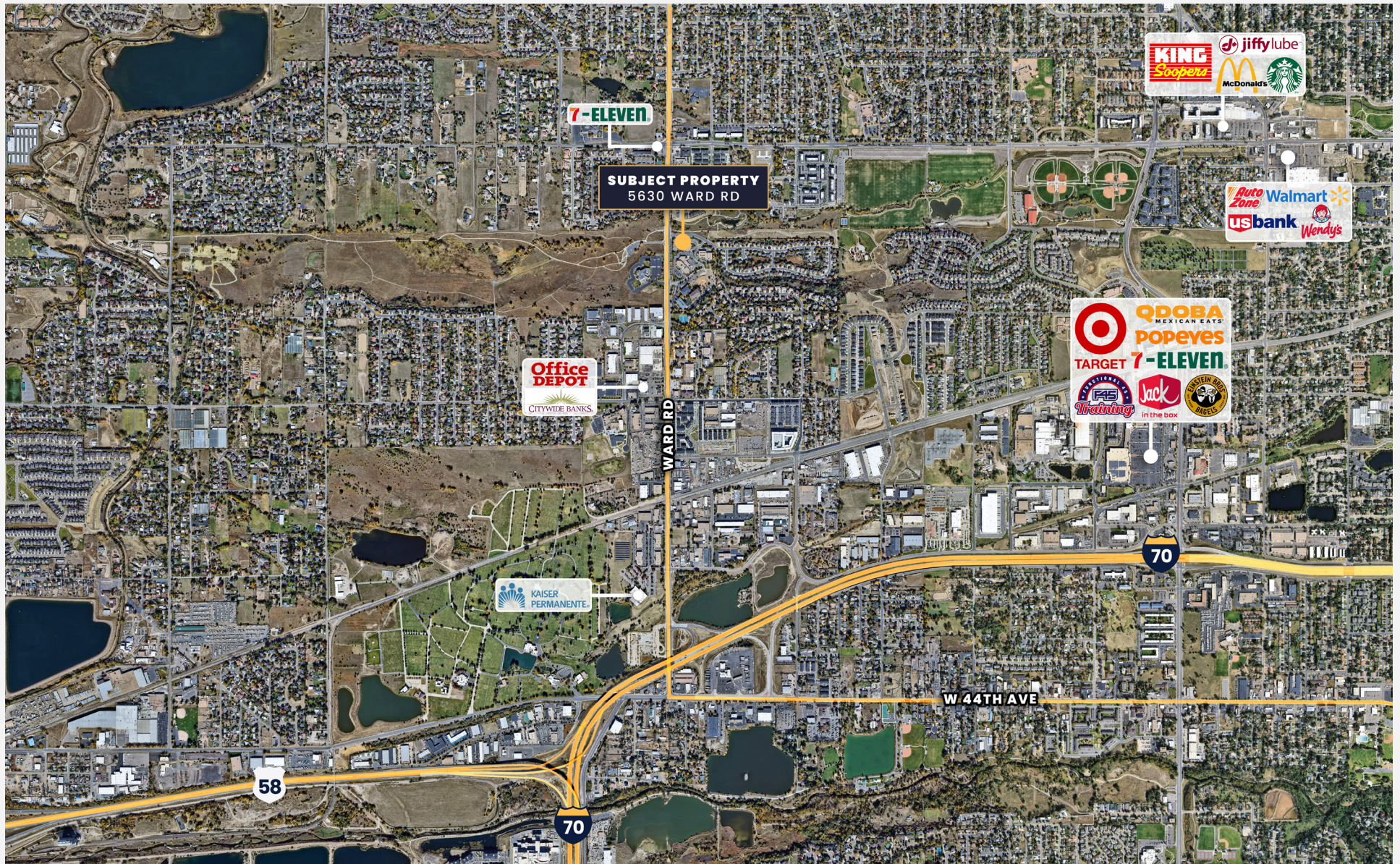
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE MAP



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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.

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